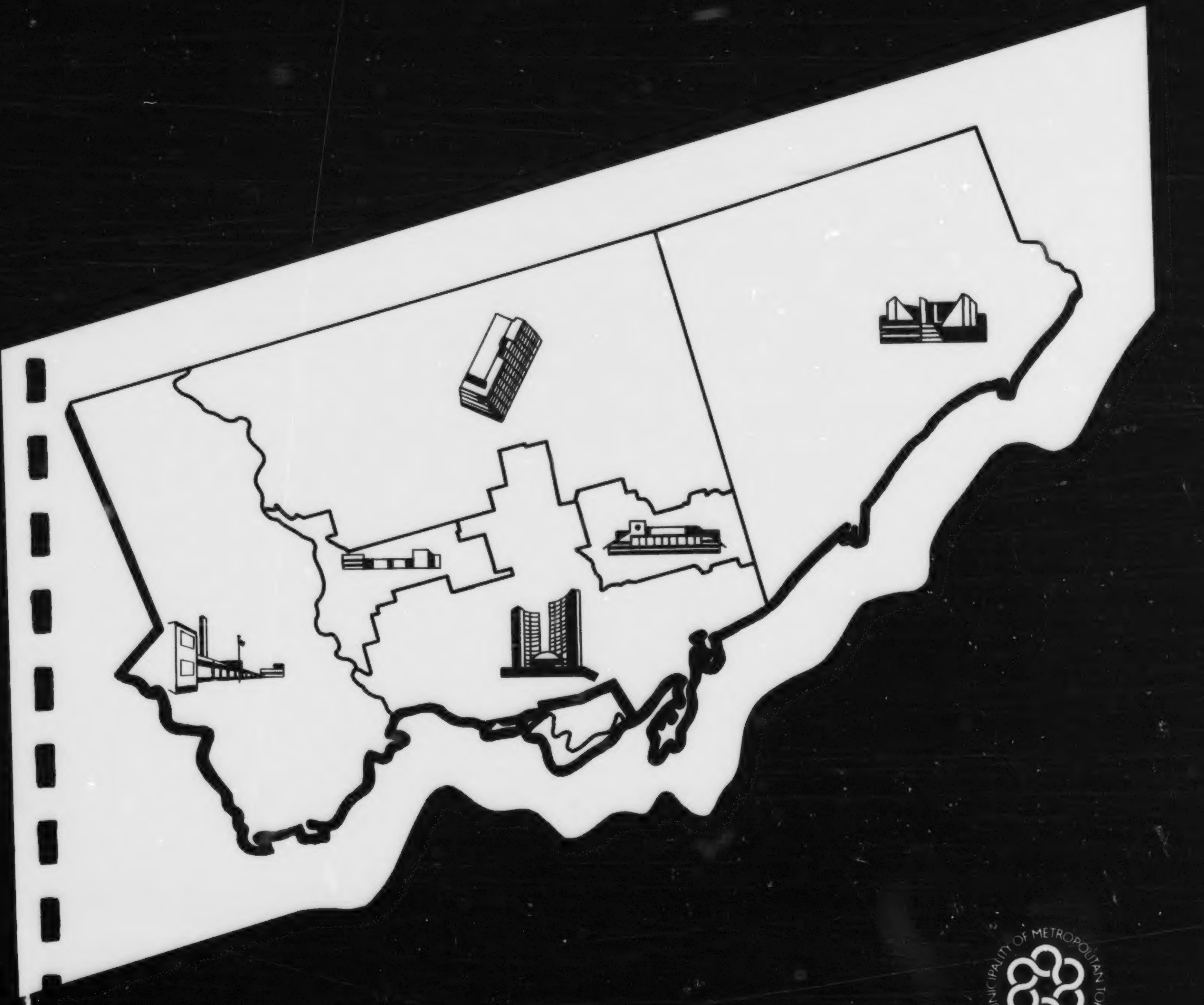
...KEY FACTS

THE MUNICIPALITY OF METROPOLITAN TORONTO

1990



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METROPOLITAN TORONTO

KEY FACTS

1990

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INTRODUCTION

INTRODUCTION

Key Facts is a compendium of information providing a basic set of data on Metropolitan Toronto and the four outer regions. The regions of Durham, York, Peel and Halton along with Metropolitan Toronto comprise the Metropolitan Region. The Metropolitan Region together with Hamilton-Wentworth is called the Six Regions. This document is designed to provide council and staff with insights and an appreciation of the patterns of development occurring in the Six Regions and thereby assist in the decision-making process. It also provides a useful information source to the general public and the business community. Key Facts provides background information and statistical material under the following chapter headings:

1. Population
2. Labour Force, Employment and Economic Activity
3. Housing and Households
4. Commercial, Industrial and Retail Space Inventory
5. Hard Services
6. Human Services
7. Municipal Financing
8. Projections
9. Directory of Additional Sources of Information

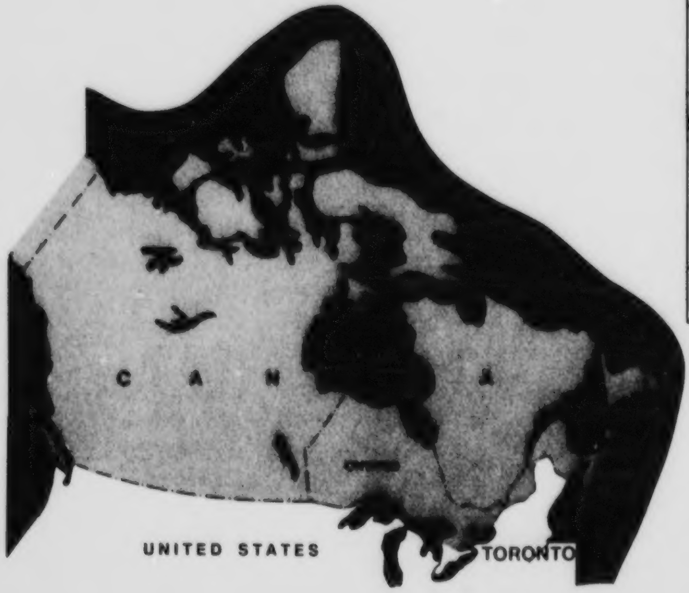
Some of this data is available in a more detailed form. This and other information are available from Metropolitan Toronto's Corporate Library and from the Research Division's Information Base which includes a companion Statistical Series and comprehensive printouts from the following data banks:

- Regional Planning File
- Housing Data Bank
- Employment, Land Use and Assessment Data Bank
- Traffic Zone Data Bank
- Statistics Canada Census Reports
- Non-Residential Data Bank
- Residential Data Bank
- Office Data Bank
- Retail Data Bank

Metropolitan Toronto is the major economic centre of Canada with 8% of the population, 11% of the employment, 40% of major head office locations, 9% of total value of building permits, representing a value of $3.1 billion dollars, 47% of sales by top one hundred industrials, representing a value of $171 billion dollars. The City of Toronto, the capital of the Province of Ontario, lies within its boundaries. The largest stock exchange in Canada is located in Toronto with a trading dollar value in 1989 of $83.6 billion dollars or 77% of all activity on all the Canadian stock exchanges.

The geographical setting of Metropolitan Toronto is indicated on the following key maps.

THE
GEOGRAPHICAL SETTING
OF
METROPOLITAN TORONTO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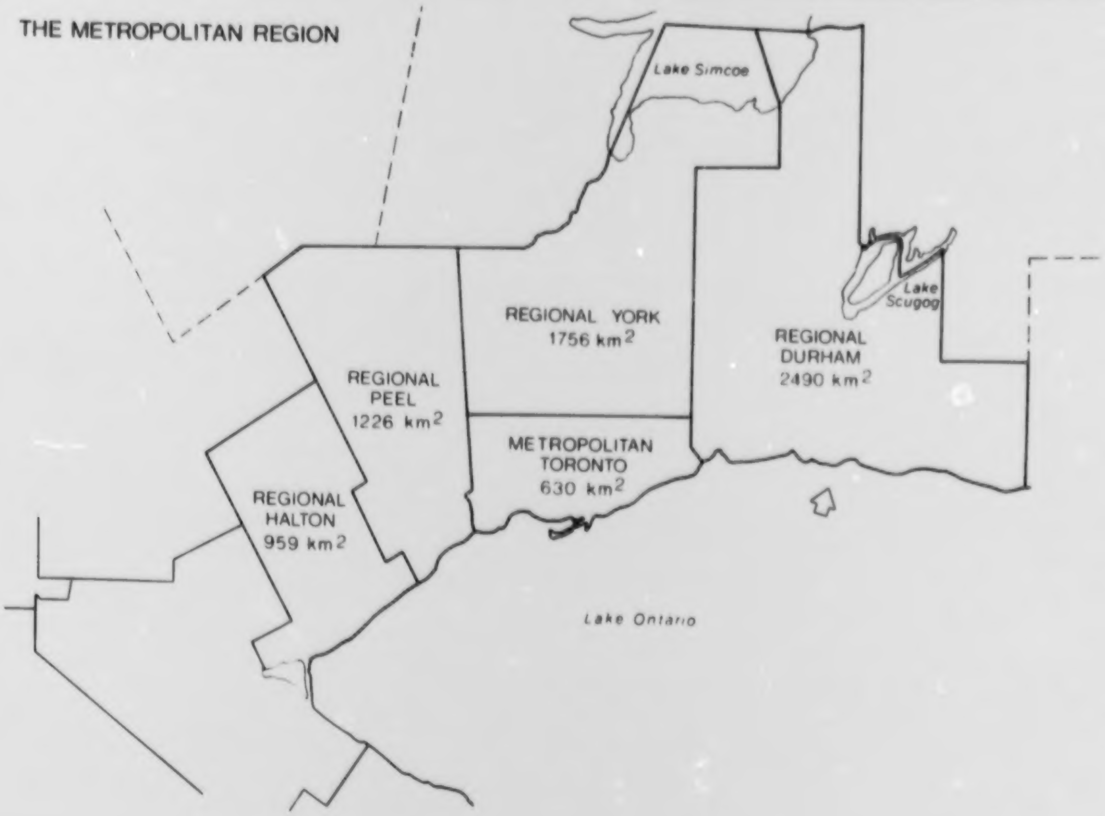
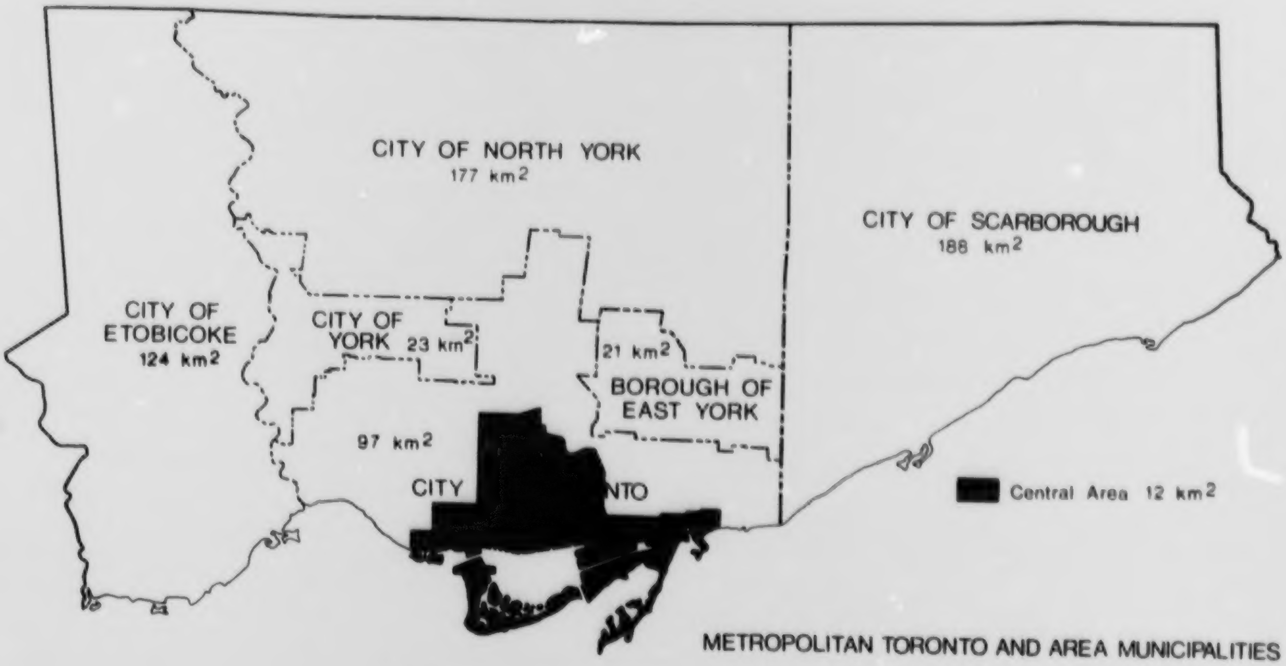
UNITED STATES
TORONTO

METROPOLITAN TORONTO PLANNING DEPARTMENT
RESEARCH DIVISION JULY 1990

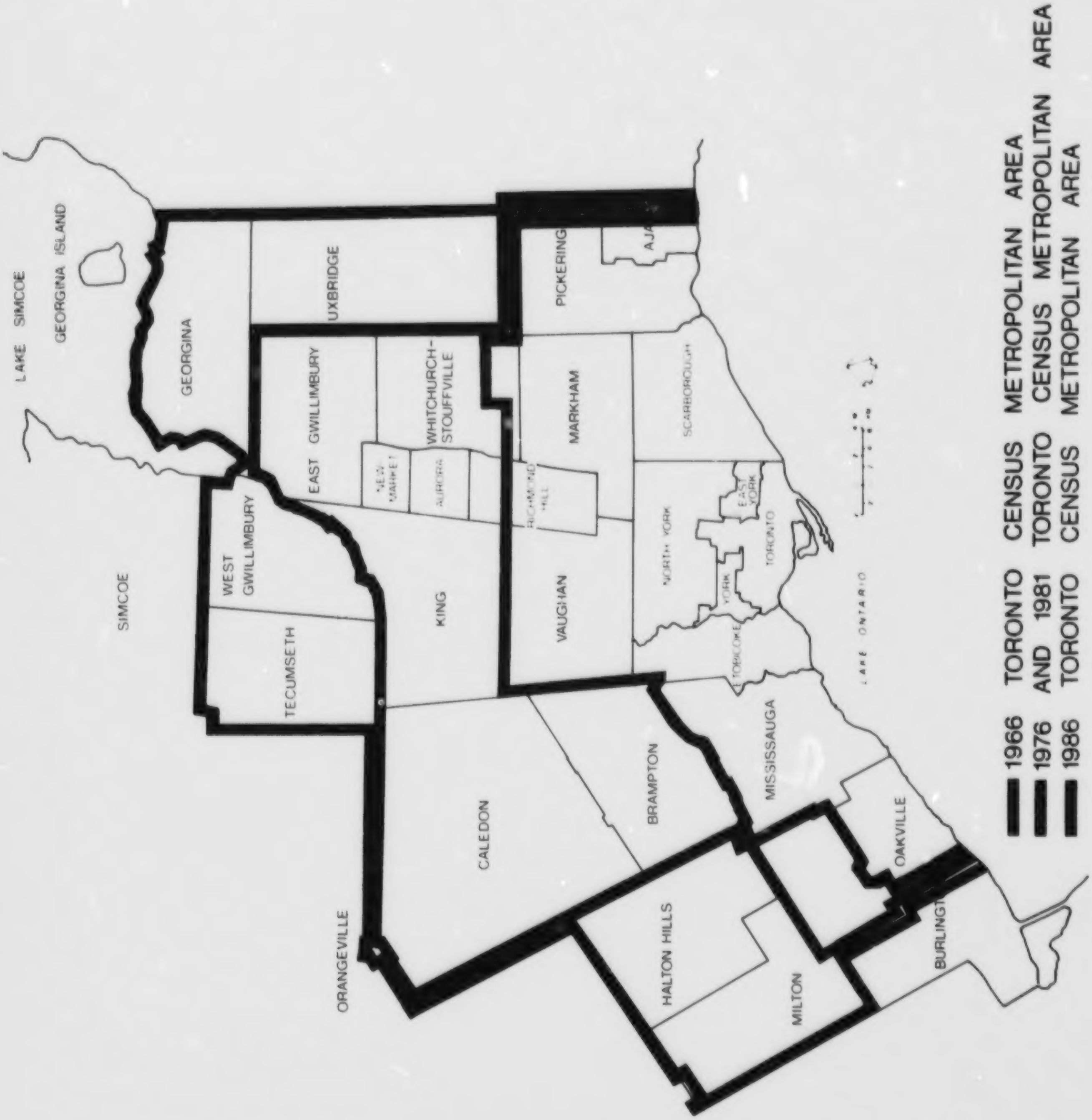
THE METROPOLITAN REGION


Lake Simcoe
REGIONAL YORK
1756 km2
Lake Scugog
REGIONAL DURHAM
2490 km2
REGIONAL PEEL
1226 km2
METROPOLITAN TORONTO
630 km2
REGIONAL HALTON
959 km2
Lake Ontario


CITY OF NORTH YORK
177 km2
CITY OF SCARBOROUGH
188 km2
CITY OF ETOBICOKE
124 km2
CITY OF YORK 23 km2
21 km2
BOROUGH OF EAST YORK
97 km2
CITY NTO
Central Area 12 km2

METROPOLITAN TORONTO AND AREA MUNICIPALITIES

METROPOLITAN TORONTO PLANNING DEPARTMENT
RESEARCH DIVISION JULY 1990


LAKE SIMCOE
GEORGINA ISLAND
GEORGINA
UXBRIDGE
PICKERING
AJA
EAST GWILLIMBURY
WHITCHURCH-STOUFFVILLE
NEW MARKET
AURORA
RICHMOND HILL
MARKHAM
SCARBOROUGH
SIMCOE
WEST GWILLIMBURY
TECUMSETH
KING
VAUGHAN
NORTH YORK
EAST YORK
TORONTO
YORK
ETOBICOKE
LAKE ONTARIO
CALEDON
BRAMPTON
MISSISSAUGA
OAKVILLE
ORANGEVILLE
HALTON HILLS
MILTON
BURLINGT
1966 TORONTO CENSUS METROPOLITAN AREA
1976 AND 1981 TORONTO CENSUS METROPOLITAN AREA
1986 TORONTO CENSUS METROPOLITAN AREA

POPULATION

1. POPULATION

In 1986 the census population in the Metropolitan Region was 3,733,060 and in Metropolitan Toronto 2,192,721 or 58.7% of the Metropolitan Region. In 1988 assessed population of the Metropolitan Region was 3,780,877 and in Metropolitan Toronto was 2,133,459 or 56.4% of the Metropolitan Region.

Population growth in the Metropolitan Region dwindled from an average of 80,000 annually in the 1960's to 51,000 annually in the first half of the 1970's. In the second half of the 1970's the growth had declined to 47,000 annually. This occurred partially due to the fertility rates increases in the post war years, peaked in 1968 and then declining consistently. Also, immigration into Canada decreased overall and for a while Ontario experienced a net loss of population to the Western Provinces. This latter trend has since reversed. The first half of the 1980's showed an average annual increase of 63,000. However, in the last half of 1980's, the population of the Metropolitan Region has increased approximately 150,000 annually.

In Metropolitan Toronto, the population grew by an average of 50,000 annually in the 1950's and 1960's. Of this growth about half was due to natural increase(births minus deaths) and half due to net migration(immigration minus emigration). In the 1970's, as the amount of undeveloped vacant land was rapidly diminishing, the population growth also declined significantly from a growth of 205,000 in the 1966-71 period to a growth of 34,600 in the 1971-76 period.

There had, in fact, been 50,000 more people leaving Metropolitan Toronto than arriving in the period 1971 to 1976. Much of this loss was due to young families acquiring homes in the surrounding regions. In the period 1976-81 the pattern remained the same with 55,000 more leaving than arriving, resulting in an overall growth of only 13,000. However, in the 1981-86 period, the overall population growth increased to 55,000.

Metropolitan Toronto is expected to grow only marginally for the rest of the century unless higher densities occur due to either large redevelopment encouraged by all levels of governments or doubling up of households. However, since 1881, the size of households in Canada has declined consistently.

Pages 1.1 to 1.15 provide further details of population growth patterns, fertility and death rates, natural increase, net migrant characteristics, ethnic origin, immigration and mother tongue. The figure on page 1.5 shows the levelling off of population growth in Metropolitan Toronto and the figure on page 1.7 shows population age groups. The 0-4 and 5-19 age groups declined and the 20-59 and 60+ groups increased since 1970. The increase of population in the age group 60+ will have a significant impact on the cost of services for the elderly.

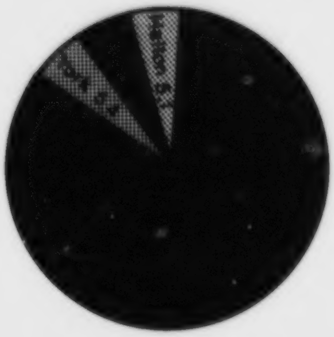
TOTAL CENSUS POPULATION, CANADA, ONTARIO, METROPOLITAN TORONTO AND REGIONS, QUINQUENNIALLY, 1961 PLUS

	1961	1966		1971		1976		1981		1986	
METROPOLITAN TORONTO											
Population	1,620,861	1,885,049		2,089,729		2,124,291		2,137,395		2,192,721	
Growth to		264,188	16.3	204,680	10.9	34,562	1.7	13,104	0.6	55,326	2.6
% of Region	77.0	74.7		71.6		66.8		62.5		58.7	
% of Ontario	26.0	27.1		27.1		25.7		24.8		24.1	
% of Canada	8.9	9.4		9.7		9.2		8.8		8.6	
DURHAM											
Population	152,068	188,920		214,736		247,473		283,639		326,179	
Growth to		36,852	24.2	25,816	13.7	32,737	15.2	36,166	14.6	42,540	15.0
% of E.S.	31.4	29.6		25.8		23.4		22.2		21.2	
% of Region	7.2	7.5		7.3		7.8		8.3		8.7	
% of Ontario	2.5	2.7		2.8		3.0		3.3		3.6	
% of Canada	0.8	0.9		1.0		1.1		1.2		1.3	
YORK											
Population	114,321	136,328		166,060		203,915		252,053		350,602	
Growth to		22,007	19.3	29,732	21.8	37,855	22.8	48,138	23.6	98,549	39.1
% of E.S.	23.6	21.3		20.0		19.3		19.7		22.8	
% of Region	5.4	5.4		5.7		6.4		7.4		9.4	
% of Ontario	1.8	2.0		2.1		2.5		2.9		3.9	
% of Canada	0.6	0.7		0.8		0.9		1.0		1.4	
PEEL											
Population	111,575	172,321		259,874		375,910		490,731		592,169	
Growth to		60,746	54.4	87,553	50.8	116,036	44.7	114,821	30.5	101,438	20.7
% of E.S.	23.0	27.0		31.3		35.6		38.3		38.4	
% of Region	5.3	6.8		8.9		11.8		14.4		15.9	
% of Ontario	1.8	2.5		3.4		4.5		5.7		6.5	
% of Canada	0.6	0.9		1.2		1.6		2.0		2.3	
HALTON											
Population	106,967	140,800		189,851		228,497		253,883		271,389	
Growth to		33,833	31.6	49,051	34.8	38,646	20.4	25,386	11.1	17,506	6.9
% of E.S.	22.0	22.1		22.9		21.7		19.8		17.6	
% of Region	5.1	5.6		6.5		7.2		7.4		7.3	
% of Ontario	1.7	2.0		2.5		2.8		2.9		3.0	
% of Canada	0.6	0.7		0.9		1.0		1.0		1.1	
FOUR OUTER REGIONS											
Population	484,931	638,369		830,521		1,055,795		1,280,306		1,540,339	
Growth to		153,438	31.6	192,152	30.1	225,274	27.1	224,511	21.3	260,033	20.3
% of Metro	29.9	33.9		39.7		49.7		59.9		70.2	
% of Region	23.0	25.3		28.4		33.2		37.5		41.3	
% of Ontario	7.8	9.2		10.8		12.8		14.8		16.9	
% of Canada	2.6	3.2		3.9		4.6		5.2		6.1	
METROPOLITAN REGION											
Population	2,105,792	2,523,418		2,920,250		3,180,086		3,417,701		3,733,060	
Growth to		417,626	19.8	396,832	15.7	259,836	8.9	237,615	7.5	315,359	9.2
% of Ontario	33.8	36.3		37.9		38.5		39.6		41.0	
% of Canada	11.5	12.6		13.6		13.8		14.0		14.7	
ONTARIO											
Population	6,236,092	6,960,870		7,703,106		8,264,465		8,625,107		9,101,694	
Growth to		724,778	11.6	742,236	10.7	561,359	7.3	360,642	4.4	476,587	5.5
% of Ontario	100.0	100.0		100.0		100.0		100.0		100.0	
% of Canada	34.2	34.8		35.7		35.9		35.4		35.9	
CANADA											
Population	18,238,247	20,014,880		21,568,310		22,992,604		24,343,181		25,310,150	
Growth to		1,776,633	9.7	1,553,430	7.8	1,424,294	6.6	1,350,577	5.9	966,969	4.0
% of Canada	100.0	100.0		100.0		100.0		100.0		100.0	

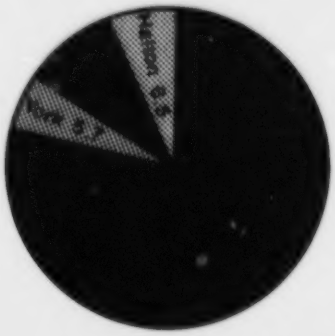
SOURCE: Statistics Canada

NOTE: Four Outer Regions = Durham, York, Peel and Halton

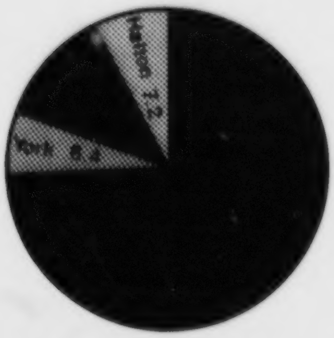
CENSUS POPULATION, REGIONS, AS A PERCENTAGE OF METROPOLITAN REGION, 1961, 1971, 1976, 1981 AND 1986



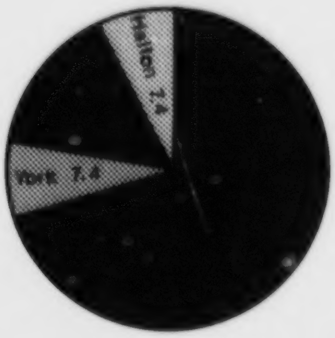
1961
2,105,792 (100.0 %)



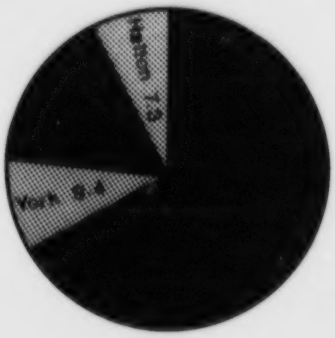
1971
2,920,250 (100.0 %)



1976
3,180,086 (100.0 %)



1981
3,417,701 (100.0 %)



1986
3,733,060 (100.0 %)

Source: Statistics Canada

TOTAL ASSESSED POPULATION OF AREA MUNICIPALITIES IN FOUR OUTER REGIONS, ANNUALLY 1976-1980, 1982, 1985 and 1988

	1976	1977	1978	1979	1980	1982	1985	1988
DURHAM	243,839	256,357	265,538	272,750	276,775	288,153	314,238	348,141
Oshawa	105,663	110,314	113,753	115,197	115,486	118,845	121,669	120,904
Ajax	20,605	22,318	23,281	24,380	24,927	25,660	33,763	45,097
Newcastle	31,005	31,978	32,006	32,163	31,855	31,906	32,712	37,769
Pickering	28,473	31,541	33,956	35,189	35,872	38,799	45,758	56,132
Whitby	27,586	28,852	30,302	32,952	35,359	38,437	44,241	50,201
Brock	8,375	8,743	9,028	9,109	9,016	9,363	9,806	10,082
Scugog	11,458	11,867	12,373	12,824	13,087	13,693	14,645	15,675
Uxbridge	10,674	10,744	10,839	10,936	11,173	11,450	11,644	12,281
YORK	202,232	208,701	213,657	222,990	238,830	266,128	324,064	409,292
Aurora	14,246	14,703	14,991	15,001	15,792	16,466	19,438	24,545
Markham	56,333	59,204	61,801	67,209	73,063	81,932	105,341	129,501
Newmarket	24,468	24,771	25,133	26,155	28,234	30,953	33,186	37,277
Richmond Hill	34,362	35,150	35,184	35,486	36,599	38,488	44,358	57,082
Vaughan	17,778	18,308	18,866	20,131	25,041	36,815	56,766	88,475
Whitchurch-Stouffville	12,748	13,044	13,219	13,415	13,436	13,551	14,353	16,705
East Gwillimbury	10,670	11,095	11,316	11,773	12,228	12,945	13,991	16,513
Georgina	17,625	18,161	18,476	18,969	19,357	19,694	20,898	22,587
King	14,002	14,265	14,671	14,851	15,080	15,284	15,733	16,607
PEEL	377,013	401,300	421,618	437,826	464,491	506,421	565,871	608,327 *
Brampton	104,528	114,290	123,837	129,188	140,649	154,981	177,675	192,045
Mississauga	250,399	263,652	273,467	283,429	298,045	324,853	359,495	385,156
Caledon	22,086	23,358	24,314	25,209	25,797	26,587	28,701	31,126
HALTON	226,145	230,374	234,892	240,248	247,311	254,085	264,498	281,668
Burlington	103,728	105,714	108,254	111,206	112,722	113,158	115,593	118,546
Halton Hills	33,792	33,993	34,051	34,029	34,397	34,616	34,703	34,189
Milton	20,509	22,095	22,706	24,163	26,589	29,591	30,988	30,529
Oakville	68,116	68,572	69,881	70,850	73,603	76,720	83,214	98,404
4 OUTER REGIONS	1,049,229	1,096,732	1,135,705	1,173,814	1,227,407	1,314,787	1,468,671	1,647,428

Note: After 1982, total assessed population only available for election years, i.e., every 3 years.

* Total is 25,000 too low according to Peel Planning Department. The figure they prefer to use is 643,900.

SOURCE: Ministry of Treasury and Economics

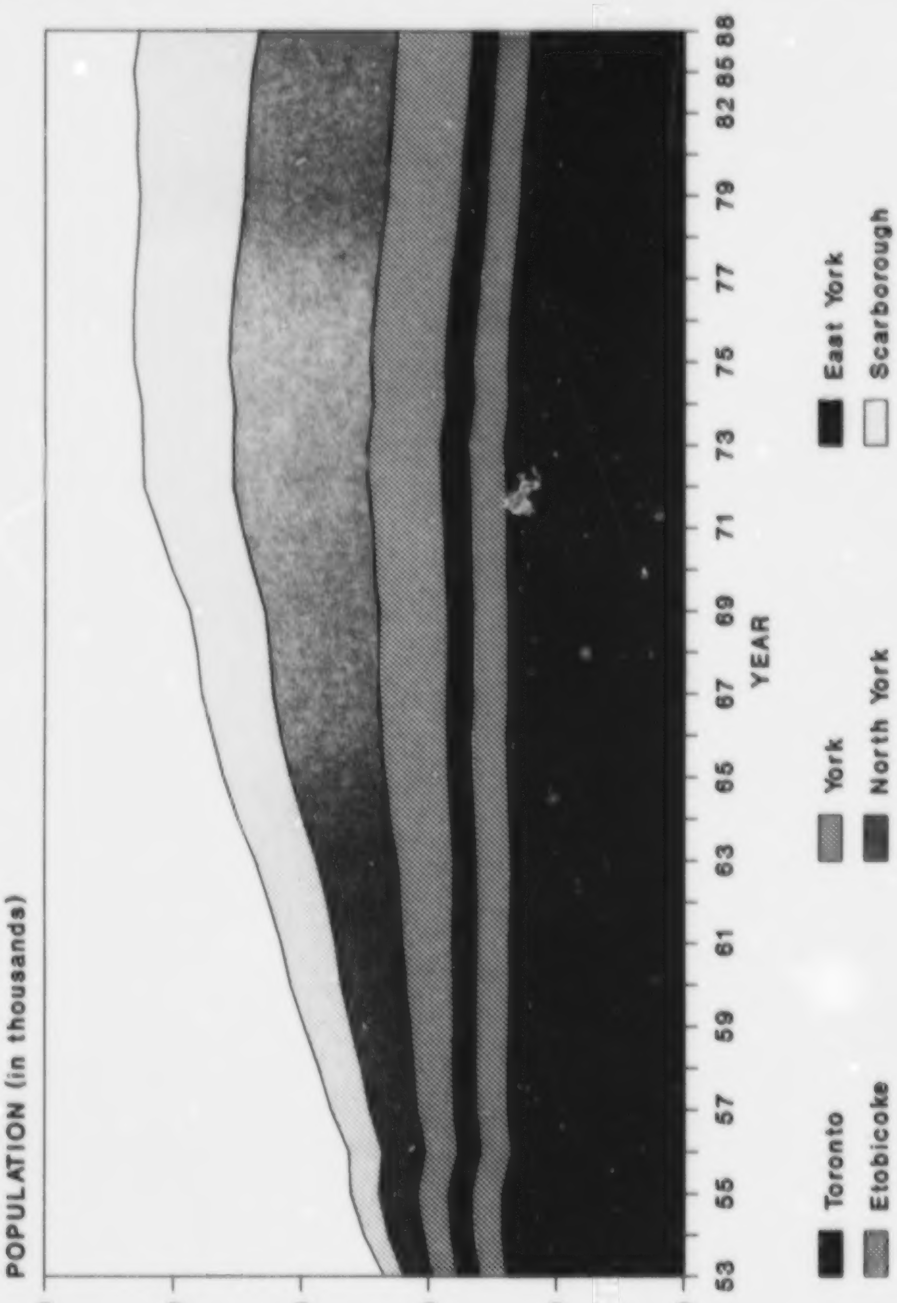
ASSESSED POPULATION, METROPOLITAN TORONTO, AREA MUNICIPALITIES AND REGIONS ANNUALLY 1971-1980, 1982, 1985 and 1988

AREA	1971	1972	1973	1974	1975	1976	1977	1978	1979	1980	1982	1985	1988
TORONTO													
Population	680,319	692,486	676,363	682,252	685,333	678,103	663,822	642,449	635,685	630,487	614,763	606,247	597,126
Annual Growth to	-	12,167	(16,123)	5,889	3,081	(7,230)	(14,281)	(21,373)	(6,764)	(5,198)	(15,724)	(8,516)	(9,121)
% Growth	-	1.8	-2.3	0.9	0.5	-1.1	-2.1	-3.2	-1.1	-0.8	-2.5	-1.4	-1.5
YORK													
Population	142,296	148,744	141,193	140,401	140,184	139,612	137,756	135,912	134,813	132,915	132,946	133,856	131,537
Annual Growth to	-	6,448	(7,551)	(792)	(217)	(572)	(1,856)	(1,844)	(1,099)	(1,898)	31	910	(2,319)
% Growth	-	4.5	-5.1	-0.6	-0.2	-0.4	-1.3	-1.3	-0.8	-1.4	0.0	0.7	-1.7
EAST YORK													
Population	101,965	103,628	105,340	106,110	104,677	104,102	103,362	102,423	100,858	100,263	99,448	97,679	96,497
Annual Growth to	-	1,663	1,712	770	(1,433)	(575)	(740)	(939)	(1,565)	(595)	(815)	(1,769)	(1,182)
% Growth	-	1.6	1.7	0.7	-1.4	-0.5	-0.7	-0.9	-1.5	-0.6	-0.8	-1.8	-1.2
ETOBICOKE													
Population	280,722	290,962	282,998	288,118	293,753	293,464	294,197	293,090	291,102	292,045	296,767	298,490	293,433
Annual Growth to	-	10,240	(7,964)	5,120	5,635	(289)	733	(1,107)	(1,988)	943	4,722	1,723	(5,057)
% Growth	-	3.6	-2.7	1.8	2.0	-0.1	0.2	-0.4	-0.7	0.3	1.6	0.6	-1.7
NORTH YORK													
Population	514,617	520,310	527,364	543,652	556,044	558,067	558,654	556,752	559,109	559,343	560,443	556,308	544,460
Annual Growth to	-	5,693	7,054	16,288	12,392	2,023	587	(1,902)	2,357	234	1,100	(4,135)	(11,848)
% Growth	-	1.1	1.4	3.1	2.3	0.4	0.1	-0.3	0.4	0.0	0.2	-0.7	-2.1
SCARBOROUGH													
Population	325,331	348,079	348,266	363,552	372,278	380,931	390,061	398,545	409,592	427,503	435,980	461,957	470,406
Annual Growth to	-	22,748	187	15,286	8,726	8,653	9,130	8,484	11,047	17,911	8,477	25,977	8,449
% Growth	-	7.0	0.1	4.4	2.4	2.3	2.4	2.2	2.8	4.4	2.0	6.0	1.8
METROPOLITAN TORONTO													
Population	2,045,450	2,104,409	2,081,724	2,124,095	2,152,269	2,154,279	2,147,852	2,129,171	2,131,159	2,142,556	2,140,347	2,154,537	2,133,459
Annual Growth to	-	58,958	(22,685)	42,371	28,174	2,010	(6,427)	(18,681)	1,988	11,397	(2,209)	14,190	(21,078)
% Growth	-	2.9	-1.1	2.0	1.3	0.1	-0.3	-0.9	0.1	0.5	-0.1	0.7	-1.0
DURHAM													
Population	N.A.	N.A.	220,915	227,752	234,455	243,839	256,357	265,538	272,750	276,775	288,153	314,238	348,141
Annual Growth to			-	6,837	6,703	9,384	12,518	9,181	7,212	4,025	11,378	26,085	33,903
% Growth			-	3.1	2.9	4.0	5.1	3.6	2.7	1.5	4.1	9.1	10.8
YORK													
Population	N.A.	174,257	182,596	189,797	195,141	202,232	208,701	213,657	222,990	238,830	266,128	324,064	409,292
Annual Growth to		-	8,339	7,201	5,344	7,091	6,469	4,956	9,333	15,840	27,298	57,936	85,228
% Growth		-	4.8	3.9	2.8	3.6	3.2	2.4	4.4	7.1	11.4	21.8	26.3
PEEL													
Population	N.A.	N.A.	N.A.	330,632	354,317	377,013	401,300	421,618	437,826	464,491	506,421	565,871	608,327
Annual Growth to				-	23,685	22,696	24,287	20,318	16,208	26,665	41,930	59,450	42,456
% Growth				-	7.2	6.4	6.4	5.1	3.8	6.1	9.0	11.7	7.5
HALTON													
Population	190,230	199,077	203,191	213,123	221,269	226,145	230,374	234,890	240,246	247,311	254,085	264,498	281,668
Annual Growth to		8,847	4,114	9,932	8,146	4,876	4,229	4,516	5,356	7,065	6,774	10,413	17,170
% Growth		4.7	2.1	4.9	3.8	2.2	1.9	2.0	2.3	2.9	2.7	4.1	6.5
FOUR OUTER REGIONS													
Population	N.A.	N.A.	N.A.	961,304	1,005,182	1,049,229	1,096,732	1,135,705	1,173,814	1,227,407	1,314,787	1,468,671	1,647,428
Annual Growth to				-	43,878	44,047	47,503	38,973	38,109	53,593	87,380	153,884	178,757
% Growth				-	4.6	4.4	4.5	3.6	3.4	4.6	7.1	11.7	12.2
METROPOLITAN REGION													
Population	N.A.	N.A.	N.A.	3,085,399	3,157,451	3,203,508	3,244,584	3,264,876	3,304,973	3,369,963	3,455,134	3,623,208	3,780,887
Annual Growth to				-	72,052	46,057	41,076	20,292	40,097	64,990	85,171	168,074	157,679
% Growth				-	2.3	1.5	1.3	0.6	1.2	2.0	2.5	4.9	4.4

Notes: After 1982, total assessed population only available for election years, i.e., every 3 years
N.A. - not available

Source: Ministry of Treasury and Economics

ASSESSED POPULATION OF MUNICIPALITIES IN METROPOLITAN TORONTO, 1953 PLUS



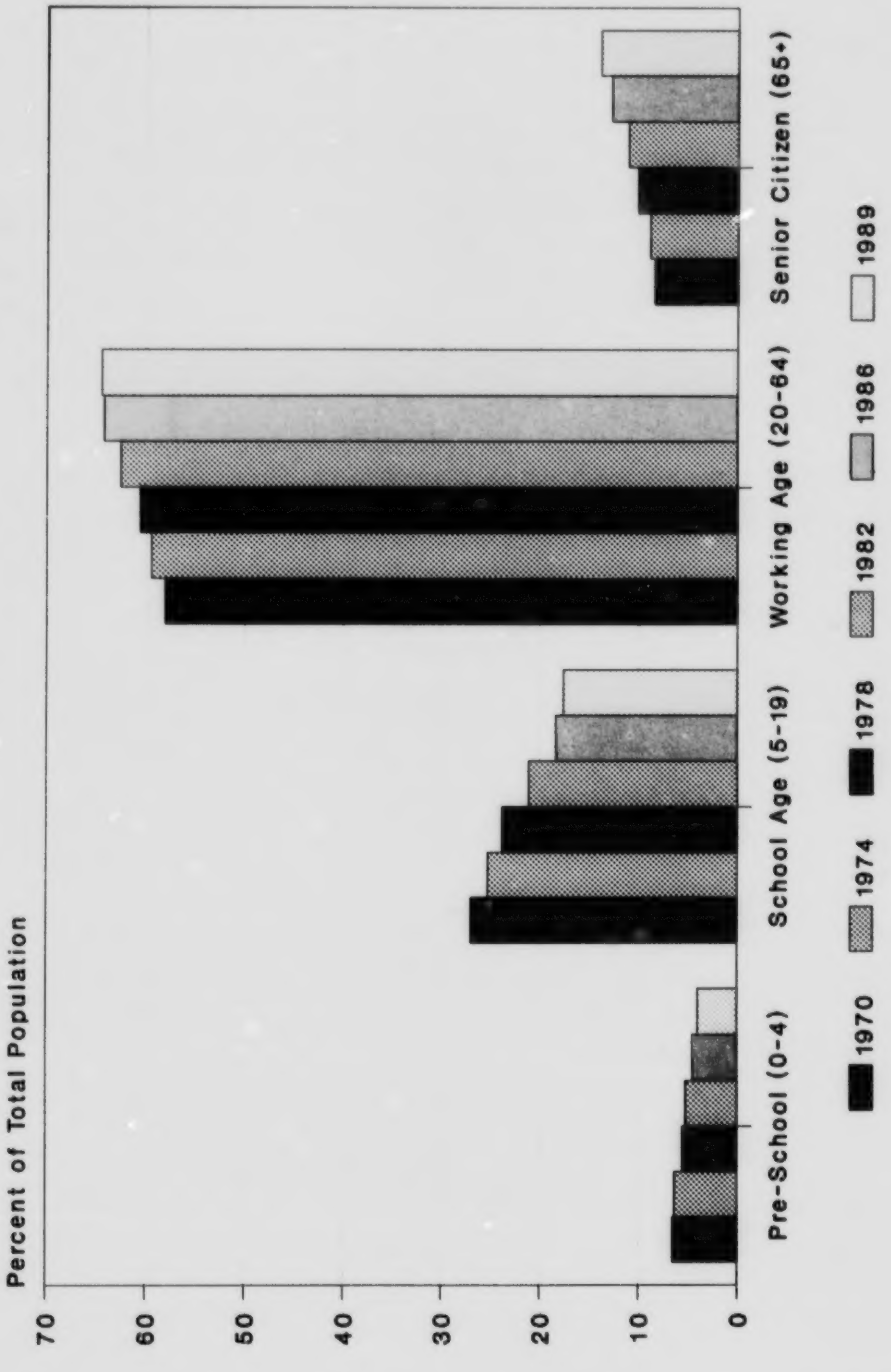
Source: Ministry of Treasury and Economics

POPULATION OF METROPOLITAN TORONTO BY SIX AGE GROUPS
ANNUALLY 1970 PLUS

YEAR	0–4	%	5–14	%	15–19	%	20–44	%	45–64	%	65+	%	Sub–Total	%	Un–classified	Total
1970	123,814	6.5	363,620	19.0	151,755	7.9	714,916	37.4	396,017	20.7	159,389	8.3	1,909,511	100.0	91,962	2,001,473
1971	122,329	6.3	360,897	18.5	158,708	8.1	735,763	37.8	405,709	20.8	164,998	8.5	1,948,404	100.0	47,204	1,995,608
1972	137,172	6.9	350,623	17.7	164,969	8.3	757,466	38.1	410,612	20.7	164,769	8.3	1,985,611	100.0	83,257	2,068,868
1973	132,209	6.6	342,730	17.1	170,064	8.5	766,475	38.3	416,200	20.8	173,550	8.7	2,001,228	100.0	77,776	2,079,004
1974	127,020	6.3	336,464	16.7	173,744	8.6	774,127	38.5	422,060	21.0	178,406	8.9	2,011,821	100.0	81,471	2,093,292
1975	121,747	6.1	330,286	16.4	177,557	8.8	768,624	38.3	425,498	21.2	184,480	9.2	2,008,192	100.0	98,700	2,106,892
1976	117,782	5.8	323,644	16.0	180,541	8.9	782,426	38.7	431,033	21.3	186,413	9.2	2,021,839	100.0	83,467	2,105,306
1977	114,787	5.7	311,728	15.5	181,969	9.0	780,705	38.7	434,276	21.5	192,786	9.6	2,016,251	100.0	90,877	2,107,128
1978	111,730	5.5	298,094	14.7	184,274	9.1	793,150	39.0	440,119	21.6	206,492	10.2	2,033,859	100.0	67,252	2,101,111
1979	108,928	5.4	284,215	14.1	182,165	9.0	796,278	39.4	439,952	21.8	210,237	10.4	2,021,775	100.0	82,709	2,104,484
1980	107,100	5.3	272,851	13.5	178,381	8.8	802,721	39.8	442,378	21.9	215,637	10.7	2,019,068	100.0	94,486	2,113,562
1981	91,184	4.6	260,365	13.1	168,973	8.5	798,556	40.3	440,631	22.2	221,864	11.2	1,981,573	100.0	129,400	2,110,973
1982	103,107	5.2	256,664	12.9	164,222	8.2	804,390	40.4	443,132	22.2	221,501	11.1	1,993,016	100.0	129,353	2,122,369
1983	88,556	4.5	248,883	12.6	153,055	7.8	813,254	41.2	442,955	22.4	227,498	11.5	1,974,201	100.0	149,884	2,124,085
1984	75,839	3.9	241,243	12.3	143,639	7.3	827,313	42.1	443,104	22.5	234,934	11.9	1,966,072	100.0	165,870	2,131,942
1985	101,297	5.1	237,072	11.8	143,583	7.2	834,616	41.7	443,829	22.2	240,255	12.0	2,000,652	100.0	145,248	2,145,900
1986	86,232	4.4	225,877	11.6	132,641	6.8	818,323	42.2	429,671	22.1	247,756	12.8	1,940,500	100.0	190,438	2,130,938
1987	73,837	3.9	219,759	11.5	125,605	6.6	806,439	42.4	421,378	22.1	256,267	13.5	1,903,283	100.0	222,237	2,125,520
1988	92,096	4.6	224,416	11.3	125,584	6.3	840,875	42.3	438,045	22.0	266,076	13.4	1,987,092	100.0	141,178	2,128,270
1989	79,433	4.0	225,572	11.5	119,337	6.1	837,987	42.6	430,623	21.9	273,925	13.9	1,966,877	100.0	163,978	2,130,855

Source: Regional Planning File P1.20 Report, Annually 1970 Plus

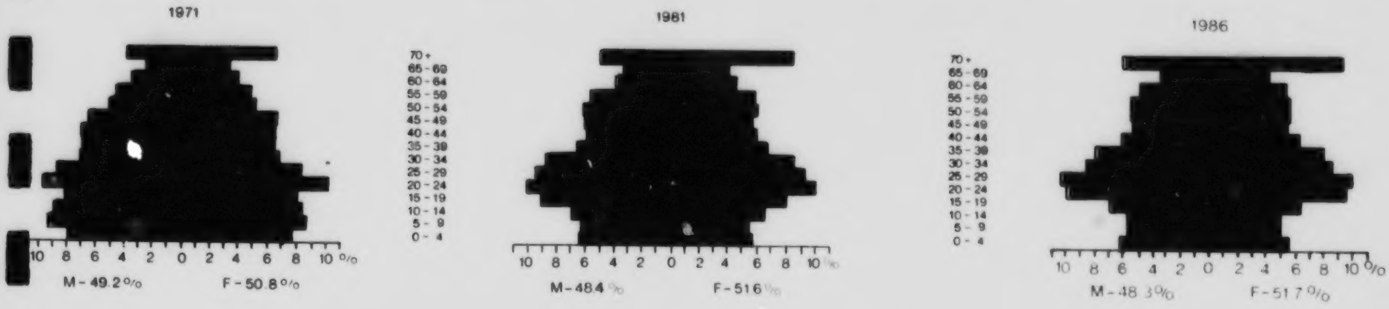
POPULATION PERCENTAGE BY AGE GROUP, METROPOLITAN TORONTO, 1970, 1974, 1978, 1982, 1986 AND 1989



Source: Regional Planning File P1.20

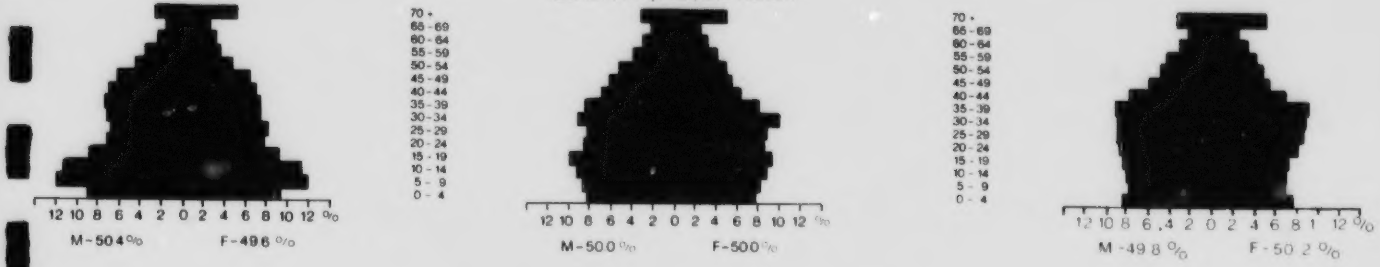
AGE AND SEX PROFILE OF POPULATION, METROPOLITAN TORONTO, FOUR OUTER REGIONS AND METROPOLITAN REGION, 1971, 1981 AND 1986

METROPOLITAN TORONTO

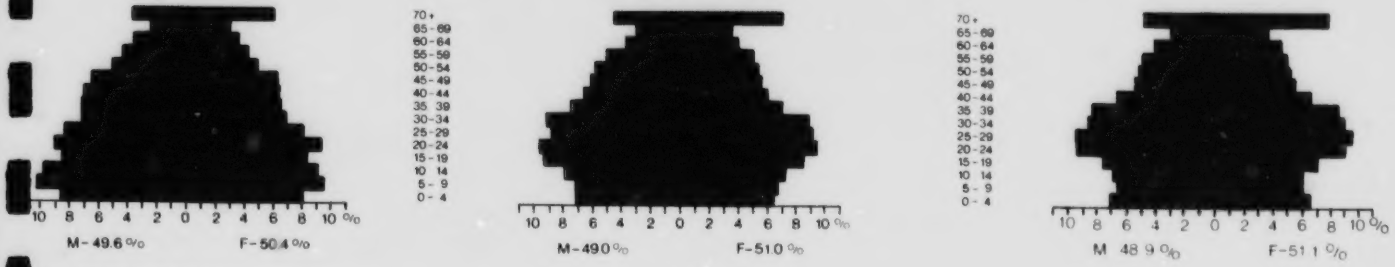


FOUR OUTER REGIONS

(Durham, York, Peel, and Halton)



METROPOLITAN REGION



SOURCE: CENSUS OF CANADA

Source: Census of Canada

METROPOLITAN TORONTO PLANNING DEPARTMENT
RESEARCH DIVISION JULY 1990

LIVE BIRTHS, DEATHS AND NATURAL INCREASES, METROPOLITAN TORONTO AND REGIONS, 1976-1982, 1985 AND 1988

AREA	Year	Women Aged 15-49	Live Births	Rate per thousand Women 15-49	Total Population	DEATHS	Rate per Thousand Total Population	NATURAL INCREASE
METROPOLITAN TORONTO	1976	554,053	30,228	54.6	2,154,279	14,654	6.8	15,574
	1977	554,841	29,615	53.4	2,147,852	15,230	7.1	14,385
	1978	562,861	28,246	50.2	2,129,171	14,919	7.0	13,327
	1979	562,888	27,838	49.5	2,131,159	14,893	7.0	12,945
	1980	562,309	28,830	51.3	2,142,556	15,459	7.2	13,371
	1981	554,830	28,489	51.3	2,132,380	15,325	7.2	13,164
	1982	554,716	29,184	52.6	2,140,347	15,509	7.2	13,675
	1985	539,402 *	30,350	56.3	2,154,537	15,810	7.3	14,540
	1988	553,292	31,930	57.7	2,133,459	16,750	7.9	15,180
DURHAM	1976	64,770	3,798	58.6	243,839	1,516	6.2	2,282
	1977	68,036	4,167	61.2	256,357	1,562	6.1	2,605
	1978	70,917	4,339	61.2	265,538	1,523	5.7	2,816
	1979	72,850	4,541	62.3	272,730	1,607	5.9	2,934
	1980	74,050 *	4,549	61.4	276,775	1,659	6.0	2,890
	1981	74,700 *	4,451	59.6	279,161	1,651	5.9	2,800
	1982	80,968 a	4,564	56.4	288,153	1,666	5.8	2,898
	1985	88,429 *	5,420	61.3	314,238	1,892	6.0	3,528
	1988	98,976 *	6,140	62.0	348,141	2,050	5.9	4,090
YORK	1976	52,985	2,889	54.5	202,232	1,464	7.2	1,425
	1977	57,246	2,950	51.5	208,701	1,503	7.2	1,447
	1978	59,309	3,025	51.0	213,657	1,528	7.2	1,497
	1979	62,169	3,250	52.3	222,980	1,475	6.6	1,775
	1980	63,954	3,570	55.8	238,830	1,521	6.4	2,049
	1981	65,807	3,963	60.2	246,517	1,491	6.0	2,472
	1982	70,920	4,316	60.9	266,128	1,527	5.7	2,789
	1985	91,488 *	5,548	60.6	324,064	1,683	5.2	3,865
	1988	113,523 *	6,770	59.6	409,292	2,120	5.2	4,650
PEEL	1976	105,860	6,803	64.3	377,013	1,448	3.8	5,355
	1977	114,081	6,968	61.1	401,300	1,480	3.7	5,488
	1978	120,417	7,416	61.6	421,618	1,567	3.7	5,849
	1979	124,524	7,655	61.5	437,826	1,703	3.9	5,952
	1980	129,024	8,087	62.7	464,491	1,822	3.9	6,265
	1981	134,206	8,270	61.6	473,667	1,868	3.9	6,402
	1982	147,251	8,680	58.9	506,421	1,972	3.9	6,708
	1985	168,050 *	9,753	58.0	565,871	2,216	3.9	7,537
	1988	188,571 *	10,760	57.1	608,327	2,740	4.5	8,020
HALTON	1976	61,350	3,229	52.6	226,145	1,104	4.9	2,125
	1977	63,110	3,158	50.0	230,374	1,159	5.0	1,999
	1978	64,560	3,198	5.0	234,872	1,162	4.9	2,036
	1979	66,096	3,192	48.3	240,248	1,180	4.9	2,012
	1980	67,985	3,377	49.7	247,311	1,227	5.0	2,150
	1981	65,999	3,345	50.7	246,537	1,277	5.2	2,068
	1982	66,300 *	3,396	51.2	254,065	1,315	5.2	2,081
	1985	72,142 *	3,570	49.5	264,466	1,452	5.5	2,118
	1988	78,017 *	3,800	48.7	281,668	1,720	6.1	2,080
EXTERNAL SECTOR	1976	284,965	16,719	58.7	1,049,229	5,532	5.3	11,187
	1977	302,473	17,243	57.0	1,096,732	5,704	5.2	11,539
	1978	315,203	17,978	57.0	1,135,685	5,780	5.1	12,198
	1979	325,639	18,638	57.2	1,173,814	5,965	5.1	12,673
	1980	335,013	19,583	58.5	1,227,407	6,229	5.1	13,354
	1981	340,712	20,029	58.8	1,245,882	6,287	5.0	13,742
	1982	365,439	20,956	57.3	1,314,787	6,480	4.9	14,476
	1985	420,109	24,291	57.8	1,468,671	7,243	4.9	17,048
	1988	479,087	27,470	57.3	1,647,428	8,630	5.2	18,840
METROPOLITAN REGION	1976	839,018	46,947	56.0	3,203,508	20,186	6.3	26,761
	1977	857,314	46,858	54.7	3,244,584	20,934	6.5	25,924
	1978	878,064	46,224	52.6	3,264,856	20,699	6.3	25,525
	1979	888,527	46,476	52.3	3,304,973	20,858	6.3	25,618
	1980	897,322	48,413	54.0	3,369,963	21,688	6.4	26,725
	1981	895,542	48,518	54.2	3,378,262	21,612	6.4	26,906
	1982	920,155	50,140	54.5	3,455,134	21,989	6.4	28,151
	1985	959,511	54,641	56.9	3,623,208	23,053	6.4	31,588
	1988	1,032,379	59,400	57.5	3,780,887	25,380	6.7	34,020

* Estimates only
a Women Aged 15-50

Source: Regional Planning File P1.20, Office of the Registrar General, Ontario

NATURAL INCREASE AND NET MIGRANTS, REGIONS*
QUINQUENNIALLY, 1966 PLUS

Time Period	Births	Deaths	Natural Increase		Net Migrants		Population Growth		
			No.	% Across	No.	% Across	No.	% Across	% Down
METROPOLITAN TORONTO									
1966-1971	182,539	70,060	112,479	55.0	91,847	45.0	204,326	100.0	52.7
1971-1976	162,309	74,482	87,827	-	(49,553)	-	38,274	100.0	16.3
1976-1981	144,032	75,434	68,598	-	(55,494)	-	13,104	100.0	5.5
1981-1986	147,967	78,164	69,803	-	(14,477)	-	55,326	100.0	17.5
DURHAM									
1966-1971	20,152	7,601	12,551	44.2	15,833	55.8	28,384	100.0	7.3
1971-1976	19,552	8,003	11,549	-	(7,827)	-	3,722	100.0	1.6
1976-1981	21,668	7,922	13,746	38.0	22,420	62.0	36,166	100.0	15.2
1981-1986	24,952	8,841	16,111	37.9	26,429	62.1	42,540	100.0	13.5
YORK									
1966-1971	12,003	5,861	6,142	20.7	23,590	79.3	29,732	100.0	7.7
1971-1976	14,226	6,855	7,371	19.5	30,484	80.5	37,855	100.0	16.2
1976-1981	16,131	7,504	8,627	17.9	39,511	82.1	48,138	100.0	20.3
1981-1986	24,869	7,972	16,897	17.1	81,642	82.9	98,539	100.0	31.2
PEEL									
1966-1971	21,744	4,668	17,076	19.6	70,005	80.4	87,081	100.0	22.4
1971-1976	29,953	6,198	23,755	20.4	92,753	79.6	116,508	100.0	49.7
1976-1981	37,540	8,193	29,347	25.6	85,474	74.4	114,821	100.0	48.3
1981-1986	46,134	10,289	35,845	35.3	65,593	64.7	101,438	100.0	32.2
HALTON									
1966-1971	15,008	4,222	10,786	28.0	27,759	72.0	38,545	100.0	9.9
1971-1976	16,432	5,141	11,291	29.7	26,737	70.3	38,028	100.0	16.2
1976-1981	16,206	5,907	10,299	40.6	15,087	59.4	25,386	100.0	10.7
1981-1986	17,511	6,874	10,637	60.8	6,869	39.2	17,506	100.0	5.6
METROPOLITAN REGION									
1966-1971	251,446	92,412	159,034	41.0	229,034	59.0	388,068	100.0	100.0
1971-1976	242,472	100,679	141,793	60.5	92,594	39.5	234,387	100.0	100.0
1976-1981	235,577	104,960	130,617	55.0	106,998	45.0	237,615	100.0	100.0
1981-1986	261,433	112,140	149,293	47.3	166,056	52.7	315,349	100.0	100.0

*Growth shown from June 1st to June 1st of intercensal period

Source: Statistics Canada
Vital Statistics, Province of Ontario

POPULATION BY ETHNIC ORIGIN AND SEX, TORONTO CMA, 1986

	MALE			FEMALE			TOTAL		
ETHNIC ORIGIN	#	% Down	% Across	#	% Down	% Across	#	% Down	% Across
British	639,235	38.2	48.8	669,700	38.8	51.2	1,308,935	38.5	100.0
Italian	150,690	9.0	51.6	141,520	8.2	48.4	292,210	8.6	100.0
Chinese	62,460	3.7	49.4	63,880	3.7	50.6	126,340	3.7	100.0
Jewish	54,555	3.3	50.1	54,235	3.1	49.9	108,790	3.2	100.0
South Asian	53,610	3.2	50.6	52,435	3.0	49.4	106,045	3.1	100.0
Portuguese	49,610	3.0	50.6	48,470	2.8	49.4	98,080	2.9	100.0
Black	41,480	2.5	45.5	49,760	2.9	54.5	91,240	2.7	100.0
German	35,340	2.1	48.6	37,365	2.2	51.4	72,705	2.1	100.0
French	30,210	1.8	46.3	35,000	2.0	53.7	65,210	1.9	100.0
Greek	31,945	1.9	51.3	30,315	1.8	48.7	62,260	1.8	100.0
Polish	25,615	1.5	49.8	25,775	1.5	50.2	51,390	1.5	100.0
Ukrainian	22,575	1.4	48.9	23,545	1.4	51.1	46,120	1.4	100.0
Filipino	16,425	1.0	44.2	20,715	1.2	55.8	37,140	1.1	100.0
Dutch	17,880	1.1	51.0	17,210	1.0	49.0	35,090	1.0	100.0
Caribbean Origin	11,530	0.7	45.1	14,040	0.8	54.9	25,570	0.8	100.0
Spanish	10,645	0.6	49.1	11,035	0.6	50.9	21,680	0.6	100.0
Hungarian	10,825	0.6	51.5	10,185	0.6	48.5	21,010	0.6	100.0
Yugoslavian	8,145	0.5	51.3	7,720	0.4	48.7	15,865	0.5	100.0
Korean	7,065	0.4	49.4	7,240	0.4	50.6	14,305	0.4	100.0
Croatian	6,870	0.4	50.5	6,740	0.4	49.5	13,610	0.4	100.0
Japanese	6,275	0.4	49.0	6,540	0.4	51.0	12,815	0.4	100.0
Maltese	5,805	0.3	52.8	5,180	0.3	47.2	10,985	0.3	100.0
Vietnamese	5,795	0.3	56.4	4,480	0.3	43.6	10,275	0.3	100.0
Macedonian	5,170	0.3	52.0	4,775	0.3	48.0	9,945	0.3	100.0
Armenian	4,145	0.3	49.7	4,195	0.2	50.3	8,340	0.3	100.0
Other	60,185	3.6	49.3	61,860	3.6	50.7	122,045	3.6	100.0
Multiple Responses	298,685	17.9	48.8	313,370	18.1	51.2	612,055	18.0	100.0
TORONTO CMA	1,672,770	100.0	49.2	1,727,285	100.0	50.8	3,400,055	100.0	100.0

Source: Ethnocultural Data Base Office, Ministry of Citizenship
Province of Ontario

POPULATION BY SELECTED MOTHER TONGUE AND SEX, METROPOLITAN TORONTO, 1986

MOTHER TONGUE	MALE			FEMALE			TOTAL		
	#	% Down	% Across	#	% Down	% Across	#	% Down	% Across
Single Responses	995,175	94.1	48.1	1,072,060	94.5	51.9	2,067,235	94.3	100.0
English	682,345	64.5	47.8	746,480	65.8	52.2	1,428,825	65.2	100.0
French	12,285	1.2	44.5	15,300	1.3	55.5	27,585	1.3	100.0
Non–Official Languages	300,545	28.4	49.2	310,280	27.4	50.8	610,825	27.8	100.0
Aboriginal Languages	660	0.1	46.3	765	0.1	53.7	1,425	0.1	100.0
Italian	70,245	6.6	50.5	68,840	6.1	49.5	139,085	6.3	100.0
Portuguese	29,310	2.8	50.0	29,360	2.6	50.0	58,670	2.7	100.0
Spanish	12,260	1.2	49.6	12,440	1.1	50.4	24,700	1.1	100.0
German	14,605	1.4	45.1	17,805	1.6	54.9	32,410	1.5	100.0
Yiddish	4,100	0.4	46.3	4,760	0.4	53.7	8,860	0.4	100.0
Dutch	3,015	0.3	47.9	3,280	0.3	52.1	6,295	0.3	100.0
Ukrainian	10,605	1.0	47.3	11,820	1.0	52.7	22,425	1.0	100.0
Russian	2,400	0.2	44.5	2,990	0.3	55.5	5,390	0.2	100.0
Polish	13,985	1.3	47.4	15,505	1.4	52.6	29,490	1.3	100.0
Finnish	1,470	0.1	39.3	2,270	0.2	60.7	3,740	0.2	100.0
Hungarian	7,485	0.7	49.5	7,630	0.7	50.5	15,115	0.7	100.0
Greek	20,265	1.9	50.5	19,885	1.7	49.5	40,150	1.8	100.0
Arabic	3,770	0.3	57.3	2,810	0.2	42.7	6,580	0.3	100.0
Punjabi	4,200	0.4	53.3	3,680	0.3	46.7	7,880	0.4	100.0
Chinese	39,060	3.7	48.3	41,785	3.7	51.7	80,845	3.7	100.0
Vietnamese	4,075	0.4	54.4	3,410	0.3	45.6	7,485	0.3	100.0
Filipino	4,870	0.5	39.5	7,465	0.7	60.5	12,335	0.6	100.0
Other Languages	54,165	5.1	50.2	53,780	4.7	49.8	107,945	4.9	100.0
Multiple Responses	62,955	5.9	50.2	62,535	5.5	49.8	125,490	5.7	100.0
METROPOLITAN TORONTO	1,058,130	100.0	48.3	1,134,595	100.0	51.7	2,192,725	100.0	100.0

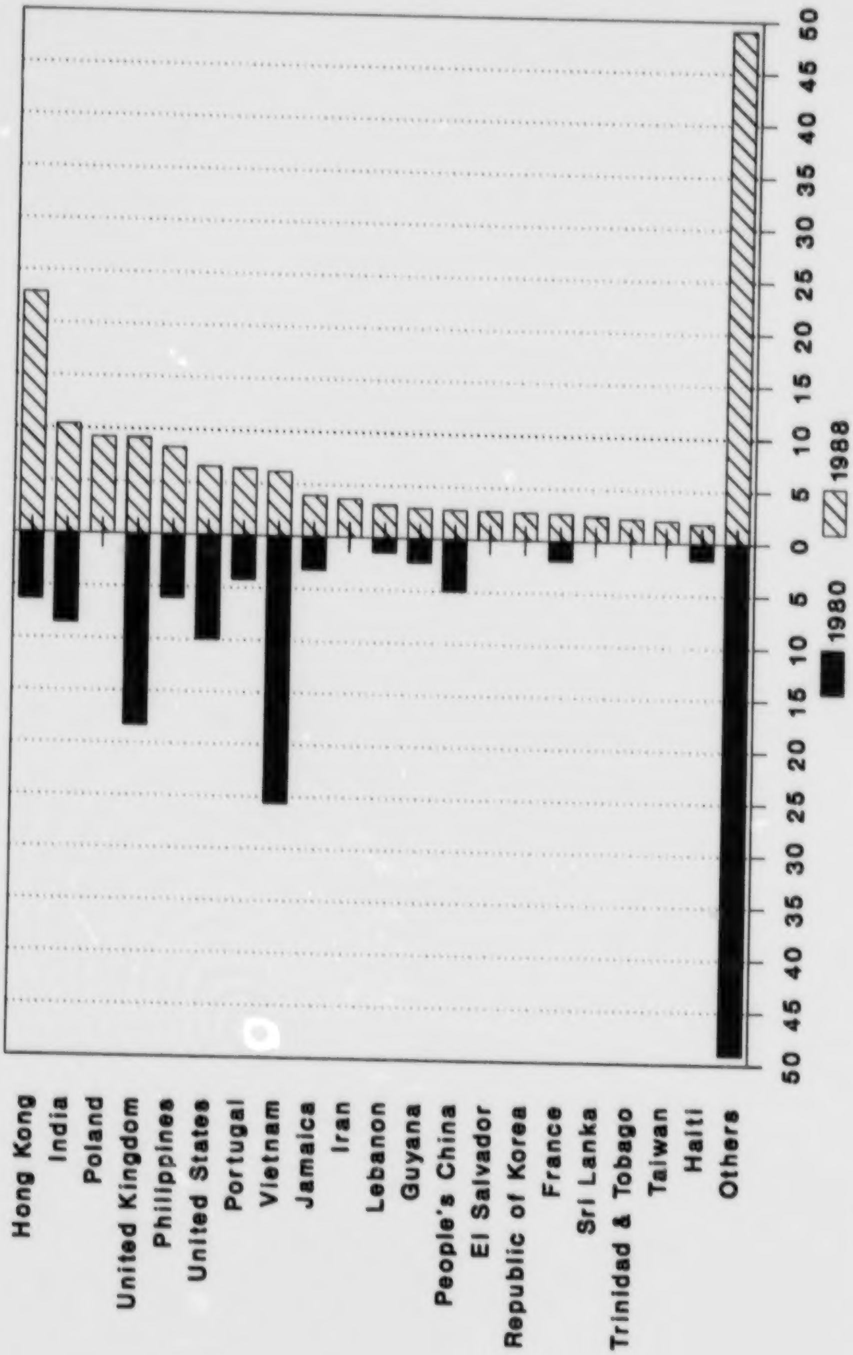
Source: 1986 Census File MT86A01

TOTAL POPULATION BY HOME LANGUAGE, METROPOLITAN TORONTO AND AREA MUNICIPALITIES, 1986

	Toronto	York	East York	Etobicoke	North York	Scarborough	METRO TORONTO
Single Responses							
English	420,215	88,015	76,490	230,615	386,325	381,415	1,583,075
French	3,695	530	540	835	2,600	2,520	10,720
Non-Official Languages	130,290	31,715	15,845	44,375	109,775	62,545	394,545
Italian	18,145	13,185	1,715	11,935	40,430	7,755	93,165
Chinese	30,585	1,205	3,465	2,680	15,610	19,840	73,385
Portuguese	33,375	4,380	285	1,915	1,930	1,060	42,945
Greek	6,990	2,145	4,055	1,270	5,780	6,345	26,585
Spanish	4,190	1,900	250	2,020	6,990	1,735	17,085
Other Languages	37,005	8,900	6,075	24,555	39,035	25,810	141,380
Multiple Responses	51,380	14,115	7,300	25,295	53,670	33,795	185,555
TOTAL	605,580	134,375	100,175	301,120	552,370	480,275	2,173,895

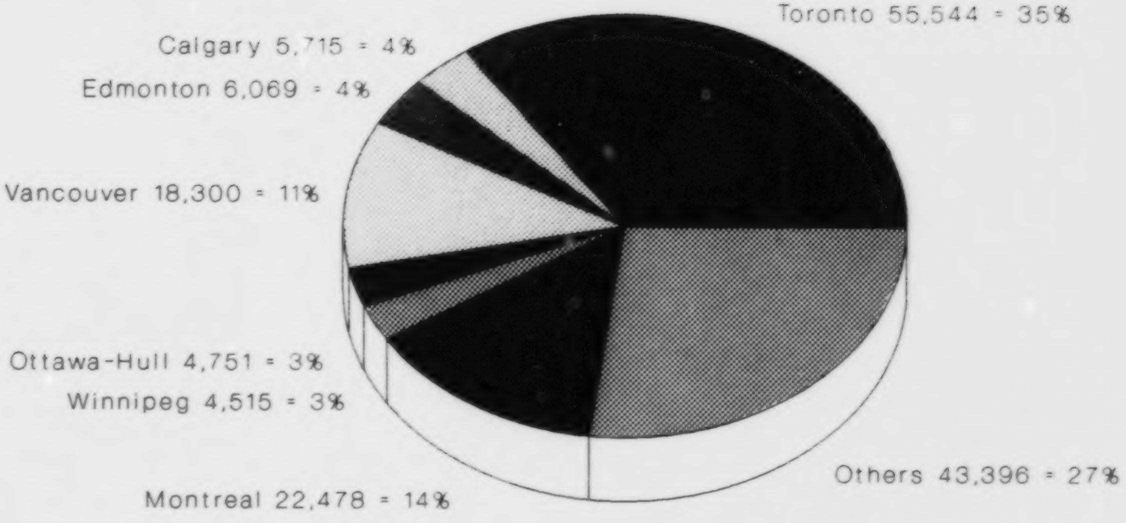
Source: Statistics Canada

TOP 20 SOURCES OF IMMIGRATION TO CANADA, 1980 VS 1988 (In Thousands)



Source: Employment & Immigration Canada

IMMIGRATION TO METROPOLITAN AREAS
1988



TOTAL - 160,768

Source: Employment and Immigration Canada

LABOUR FORCE, EMPLOYMENT AND ECONOMIC ACTIVITY

2. LABOUR FORCE, EMPLOYMENT AND ECONOMIC ACTIVITY

Labour force participation rates have changed tremendously since 1951. Whereas in 1951, 85.8% of males 15+ were in the work force and only 34.5% of females, the 1986 figure showed the male rate dropping to 78.8% and the female rate increasing to 62.0%. The increase in the female rate reflects the larger number of women in business and is in part due to the need of a family to have two incomes in order to maintain their lifestyle.

In 1976 Metropolitan Toronto's share of total employed in the Metropolitan Region was 68.1% and this dropped to 59.1% by 1986. However, during that period, Metropolitan Toronto's number of employed increased by close to 200,000 and Peel Region, with the next largest increase, grew by over 150,000.

The number of manufacturing establishments in Metropolitan Toronto has grown from 4,883 in 1971 to 5,132 in 1985. During the same period, employment in manufacturing establishments increased from 166,154 to 184,899. Total employment per manufacturing establishment has fluctuated since 1971 in Metropolitan Toronto. From 48.7 in 1971, it rose annually to 56.1 in 1976 and has dropped to 48.3 in 1985. The number of manufacturing establishments and employment have both increased since 1971 in all the four outer regions.

Total employment in Metropolitan Toronto has increased annually since 1983. The City of Toronto has always been the area of largest employment and in 1989 contained an employment of 596,827 which was 44.0% of Metropolitan Toronto's total of 1,355,982. There are 80,319 establishments in Metropolitan Toronto with more than 41% being office establishments. Of all establishments, 45.3% are in the City of Toronto.

The most dominant employment type in Metropolitan Toronto is 'Office' with an employment of 613,972 of which 57.2% is located in the City of Toronto. Following 'Office' in order of size are 'Manufacturing and Warehousing', 'Institutional', 'Retail', 'Service' and 'Other'.

The City of Toronto contains a full-time employment of 507,929 which is 44.6% of the Metropolitan Toronto full-time total. It is followed in descending order by North York, Scarborough, Etobicoke, York and East York. Part-time employment follows the same order. The highest amount of full-time employment in the City of Toronto is in the 'Office' category followed by 'Institutional', 'Service','Manufacturing', 'Retail' and 'Other'. 'Office' dominates part-time employment, followed by 'Retail', 'Service', 'Institutional', 'Other' and 'Manufacturing and Warehousing'.

Centres, as designated in the Official Plan of Metropolitan Toronto in order to establish a multicentre urban structure, continue to grow both in size and importance. All six major centres have increased in total employment with the Central Area having more than 80,000 increase in total employment from 1983. Percentage wise, North York Centre had the biggest increase of employment from 1983 to 1989.

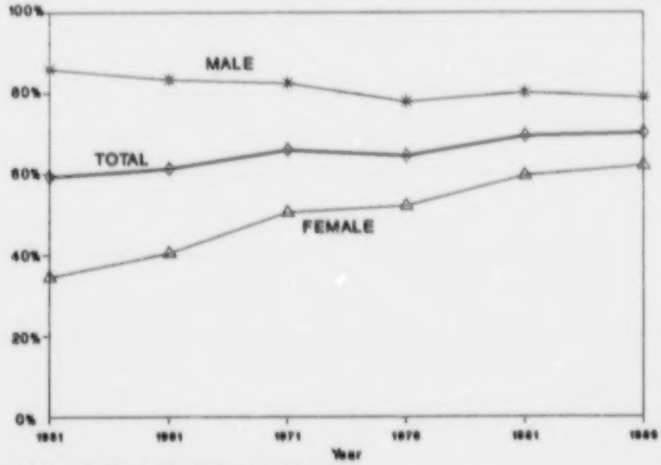
Employment in larger firms (20 or more employees) in the Toronto Census Metropolitan Area (CMA) showed a most significant decline in the construction industry dropping from 37,600 in 1971 to 27,800 in 1982. Manufacturing grew from 275,700 in 1971 to 308,600 by 1981 and then dropped to 293,500 in 1982. The industrial composite employment grew from 663,600 in 1971 to 878,800 by 1981 and then dropped to 868,800 in 1982. After 1982, this employment information was expanded to include all sized firms. From 1983 to 1984 all categories dropped, however, from 1984 to 1985 all categories increased (see table on page 2.17). In April 1983, the Service category was expanded to include Education and Related Services, Health & Welfare Services, Hospitals and Amusement and Recreation Services. This new category was called Commercial, Business and Personal Service Industries.

Average weekly earnings for all employees have increased considerably from $143.48 in 1971 to $521.95 for 1989. The highest paid category was Construction at $698.02 with the lowest being Trade-Commerce at $402.19 for the same period.

Metropolitan Toronto's top three employers for 1989 include the Government of Ontario which has more than 35,000 employees, the federal government and Bell Canada.

LABOUR FORCE AND POPULATION BY SEX, METROPOLITAN TORONTO
1951, 1961, 1971, 1976, 1981 and 1986

	Population 15+	Labour Force	% LF/POP
	1951		
Male	428,115	367,533	85.8
Female	461,517	159,295	34.5
TOTAL	889,632	526,828	59.2
	1961		
Male	567,646	472,013	83.2
Female	599,015	242,108	40.4
TOTAL	1,166,661	714,121	61.2
	1971		
Male	758,850	625,055	82.4
Female	801,995	404,160	50.4
TOTAL	1,560,845	1,029,215	65.9
	1976		
Male	796,355	619,545	77.8
Female	861,830	448,640	52.1
TOTAL	1,658,185	1,068,185	64.4
	1981		
Male	831,570	665,680	80.1
Female	910,295	541,935	59.5
TOTAL	1,741,865	1,207,615	69.3
	1986		
Male	868,055	683,865	78.8
Female	954,571	591,500	62.0
TOTAL	1,822,626	1,275,365	70.0



Source: Census Tract Bulletins for Toronto
Statistics Canada, 1951, 1961, 1971, 1976 and 1986
Statistics Canada, Special Run #2, 1981

EMPLOYED AND UNEMPLOYED LABOUR FORCE, METROPOLITAN REGION, 1976, 1981, AND 1986

AREA	TOTAL EMPLOYED			TOTAL UNEMPLOYED			TOTAL LABOUR FORCE		
	#	% Down	% Across	#	% Down	% Across	#	% Down	% Across
				1976					
METROPOLITAN TORONTO	1,001,705	68.1	93.8	66,485	72.0	6.2	1,068,190	68.3	100.0
DURHAM	104,445	7.1	93.3	7,530	8.2	6.7	111,975	7.2	100.0
YORK	89,740	6.1	95.0	4,710	5.1	5.0	94,450	6.0	100.0
PEEL	174,415	11.8	95.4	8,460	9.2	4.6	182,875	11.7	100.0
HALTON	101,790	6.9	95.2	5,125	5.5	4.8	106,915	6.8	100.0
METROPOLITAN REGION	1,472,095	100.0	94.1	92,310	100.0	5.9	1,564,405	100.0	100.0
				1981					
METROPOLITAN TORONTO	1,157,730	63.7	95.9	49,885	64.4	4.1	1,207,615	63.8	100.0
DURHAM	136,365	7.5	94.6	7,855	10.1	5.4	144,220	7.6	100.0
YORK	128,705	7.1	96.8	4,305	5.6	3.2	133,010	7.0	100.0
PEEL	263,350	14.5	96.5	9,425	12.2	3.5	272,775	14.4	100.0
HALTON	130,980	7.2	95.7	5,935	7.7	4.3	136,915	7.2	100.0
METROPOLITAN REGION	1,817,130	100.0	95.9	77,405	100.0	4.1	1,894,535	100.0	100.0
				1986					
METROPOLITAN TORONTO	1,198,895	59.1	94.0	76,470	64.5	6.0	1,275,365	59.4	100.0
DURHAM	166,725	8.2	94.4	9,870	8.3	5.6	176,595	8.2	100.0
YORK	185,720	9.2	95.6	8,465	7.1	4.4	194,185	9.0	100.0
PEEL	330,970	16.3	95.3	16,435	13.9	4.7	347,405	16.2	100.0
HALTON	146,745	7.2	95.2	7,360	6.2	4.8	154,105	7.2	100.0
METROPOLITAN REGION	2,029,055	100.0	94.5	118,600	100.0	5.5	2,147,655	100.0	100.0

Source: Statistics Canada

LABOUR FORCE BY TEN MAJOR OCCUPATIONAL CATEGORIES, CANADA, ONTARIO AND METROPOLITAN TORONTO 1971, 1981 AND 1986

CATEGORY	1971			1981			1986		
	#	%	% LF/POP	#	%	% LF/POP	#	%	% LF/POP
CANADA									
Managerial	372,240	4.3	1.7	814,035	6.8	3.3	1,341,965	10.5	5.3
Professional	1,093,110	12.7	5.1	1,797,865	15.0	7.4	2,093,890	16.4	8.3
Clerical	1,373,565	15.9	6.4	2,190,565	18.2	9.0	2,318,625	18.2	9.2
Sales	815,740	9.5	3.8	1,146,255	9.6	4.7	1,153,160	9.1	4.6
Service	969,920	11.2	4.5	1,431,045	11.9	5.9	1,617,515	12.7	6.4
Farming	512,150	5.9	2.4	508,700	4.3	2.1	508,310	4.0	2.0
Fishing, Hunting, Forestry	94,440	1.1	0.4	121,365	1.0	0.5	135,700	1.1	0.5
Mining	59,160	0.7	0.3	75,260	0.6	0.3	67,140	0.5	0.3
Construction	568,565	6.6	2.6	769,630	6.4	3.2	753,480	5.9	3.0
Craftsmen*	2,768,030	32.1	12.8	3,150,780	26.2	12.9	2,750,455	21.6	10.9
TOTAL LABOUR FORCE	8,626,920	100.0	40.0	12,005,320	100.0	49.3	12,740,240	100.0	50.3
TOTAL POPULATION	21,568,311			24,343,180			25,310,150		
ONTARIO									
Managerial	157,065	4.7	2.0	321,760	7.2	3.7	544,660	11.2	6.0
Professional	431,940	12.9	5.6	670,565	15.0	7.8	786,785	16.2	8.6
Clerical	590,270	17.6	7.7	865,415	19.3	10.0	930,425	19.1	10.2
Sales	320,495	9.6	4.2	428,505	9.6	5.0	443,905	9.1	4.9
Service	355,935	10.6	4.6	517,025	11.6	6.0	576,430	11.9	6.3
Farming	141,785	4.2	1.8	156,020	3.5	1.8	145,110	3.0	1.6
Fishing, Hunting, Forestry	12,840	0.4	0.2	13,910	0.3	0.2	14,575	0.3	0.2
Mining	18,735	0.6	0.3	18,770	0.4	0.2	15,165	0.3	0.2
Construction	208,680	6.2	2.7	244,820	5.5	2.8	264,675	5.5	2.9
Craftsmen*	1,114,610	33.2	14.5	1,236,035	27.6	14.3	1,136,665	23.4	12.5
TOTAL LABOUR FORCE	3,353,355	100.0	43.5	4,472,825	100.0	51.9	4,860,395	100.0	53.4
TOTAL POPULATION	7,703,105			8,625,110			9,101,694		
METROPOLITAN TORONTO									
Managerial	57,740	5.7	2.8	128,965	10.7	6.0	158,370	12.6	7.2
Professional	132,890	13.2	6.4	191,925	15.9	9.0	219,895	17.5	10.0
Clerical	232,870	23.1	11.2	296,005	24.5	13.8	287,795	22.8	13.1
Sales	102,830	10.2	4.9	110,105	9.1	5.2	118,400	9.4	5.4
Service	100,235	9.9	4.8	131,180	10.9	6.1	140,300	11.1	6.4
Farming	5,515	0.5	0.3)			)			)
Fishing, Hunting, Forestry	740	0.1	0.0)	7,895	0.6	0.4)	8,405	0.7	0.4)
Mining			)			)			)
Construction	57,875	5.7	2.8	57,905	4.8	2.7	56,665	4.5	2.6
Craftsmen*	319,285	31.6	15.3	283,585	23.5	13.3	270,185	21.4	12.3
TOTAL LABOUR FORCE	1,009,980	100.0	48.4	1,207,565	100.0	56.5	1,260,015	100.0	57.5
TOTAL POPULATION	2,086,017			2,137,395			2,192,721		

* Includes occupations not elsewhere classified and not stated

Source: Statistics Canada, Catalogue Nos. 93-112 and 94-112

MANUFACTURING ACTIVITIES BY TEN MAJOR INDUSTRIAL CATEGORIES METROPOLITAN TORONTO, 1971, 1976, 1981, 1984 AND 1985

S. I. C.	YEAR	No. of Estab- lishments	% D	Index*	No. of Employ- ment	% D	Index*	Wages	% D	Index*	Value Added	% D	Index*
FOOD & BEVERAGES	71	410	8.4	100.0	18,650	11.2	100.0	132,061	11.9	100.0	515,259	15.7	100.0
	76	359	8.3	87.6	19,594	11.1	105.1	238,671	12.4	180.7	931,834	16.5	180.8
	81	360	7.2	87.8	20,809	11.4	111.6	393,093	12.8	297.7	1,591,356	15.0	308.8
	84	251	4.9	61.2	17,030	9.9	91.3	387,907	10.9	293.8	1,615,182	13.2	313.5
	85	255	5.0	62.2	17,358	9.4	93.1	411,068	10.2	311.3	1,679,724	12.4	326.0
RUBBER & PLASTICS	71	145	3.0	100.0	6,490	3.9	100.0	43,832	4.0	100.0	117,672	3.6	100.0
	76	149	3.4	102.8	7,895	4.5	121.6	84,373	4.4	192.5	201,610	3.6	171.3
	81	180	3.6	124.1	8,368	4.6	128.9	130,128	4.3	296.9	391,955	3.7	333.1
	84	183	3.6	126.2	6,072	3.5	93.5	100,960	2.8	230.3	347,200	2.8	295.1
	85	175	3.4	120.7	6,236	3.4	96.0	108,330	2.7	247.1	349,529	2.6	297.0
CLOTHING	71	379	7.8	100.0	13,226	8.0	100.0	58,875	5.3	100.0	113,889	3.5	100.0
	76	330	7.6	87.1	13,076	7.4	98.9	98,599	5.1	167.5	187,674	3.3	164.8
	81	342	6.9	90.2	13,167	7.2	99.6	149,857	4.9	254.5	324,173	3.1	284.7
	84	427	8.4	112.7	17,413	10.1	131.7	224,821	6.3	381.9	474,887	3.9	417.0
	85	445	8.7	117.4	18,440	10.0	139.4	246,704	6.1	419.0	491,122	3.6	431.3
LEATHER, TEXTILE, KNITTING MILLS	71	285	5.8	100.0	9,892	6.0	100.0	46,779	4.2	100.0	98,493	3.0	100.0
	76	241	5.6	84.6	9,737	5.5	98.4	75,043	3.9	160.4	160,434	2.8	162.9
	81	259	5.2	90.9	10,148	5.6	102.6	120,210	3.9	257.0	306,269	2.9	311.0
	84	232	4.5	81.4	8,213	4.8	83.0	115,740	3.2	247.4	287,976	2.3	292.4
	85	202	3.9	70.9	7,217	3.9	73.0	110,607	2.7	236.4	265,097	2.0	269.2
WOODS, FURNITURE, FIXTURES	71	466	9.5	100.0	8,537	5.1	100.0	49,684	4.5	100.0	111,805	3.4	100.0
	76	392	9.0	84.1	10,508	6.0	123.1	103,721	5.4	208.8	228,398	4.1	204.6
	81	474	9.5	101.7	12,264	6.7	143.7	178,305	5.8	358.9	421,898	4.0	378.0
	84	406	7.9	87.1	11,073	6.4	129.7	196,173	5.5	394.8	515,590	4.2	462.0
	85	420	8.2	90.1	13,291	7.2	155.7	241,880	6.0	486.8	629,159	4.7	563.7
PAPER IND., PRINTING & PUBLISHING	71	938	19.2	100.0	23,597	14.2	100.0	175,810	15.9	100.0	527,230	16.0	100.0
	76	851	19.6	90.7	23,535	13.3	99.7	283,161	14.7	161.1	925,790	16.4	175.6
	81	1,020	20.5	108.7	25,920	14.3	109.8	483,505	15.8	275.0	1,763,110	16.6	334.4
	84	1,155	22.6	123.1	24,291	14.1	102.9	580,777	16.3	330.3	2,176,190	17.8	412.8
	85	1,187	23.1	126.5	26,910	14.5	114.0	697,391	17.3	396.7	2,491,818	18.4	472.6
PRIMARY METALS, METAL FABRI- CATING, MACHINERY TRANSPORTATION	71	1,066	21.8	100.0	40,569	24.4	100.0	305,786	27.6	100.0	756,042	23.0	100.0
	76	969	22.4	90.9	39,970	22.6	98.5	488,105	25.4	159.6	1,209,338	21.5	160.0
	81	1,138	22.8	106.8	39,288	21.6	96.8	739,560	24.2	241.9	2,275,236	21.4	300.9
	84	1,180	23.1	110.7	35,993	20.9	88.7	826,460	23.2	270.3	2,411,885	19.7	319.0
	85	1,200	23.4	112.6	40,695	22.0	100.3	977,434	24.2	319.6	2,807,790	20.8	371.4
ELECTRICAL	71	219	4.5	100.0	16,036	9.7	100.0	103,068	9.3	100.0	303,334	9.2	100.0
	76	209	4.8	95.4	17,806	10.1	111.0	183,905	9.6	178.4	479,212	8.5	158.0
	81	241	4.8	110.0	19,314	10.6	120.4	326,362	10.7	316.6	1,052,459	9.9	347.0
	84	259	5.1	118.3	20,795	12.0	129.7	450,939	12.7	437.5	1,501,409	12.2	495.0
	85	278	5.4	126.9	21,774	11.8	135.8	485,273	12.0	470.8	1,763,411	13.1	581.3
NON-METALLIC MINERAL, PETROLEUM & CHEMICAL	71	302	6.2	100.0	11,169	6.7	100.0	80,271	7.2	100.0	403,757	12.3	100.0
	76	256	5.9	84.8	11,884	6.7	106.4	143,521	7.5	178.8	586,024	10.4	145.1
	81	281	5.6	93.0	11,315	6.2	101.3	205,653	6.7	256.2	1,129,133	10.6	279.7
	84	289	5.7	95.7	10,970	6.3	98.2	244,421	6.9	304.5	1,361,948	11.1	337.3
	85	267	5.2	88.4	11,568	6.2	103.6	271,991	6.8	338.8	1,448,307	10.7	358.7
MISCELLANEOUS, OTHER AND MANUFACTURING	71	673	13.8	100.0	17,985	10.8	100.0	111,846	10.1	100.0	339,992	10.3	100.0
	76	578	13.3	85.9	22,505	12.8	125.1	223,937	11.6	200.2	725,213	12.9	213.3
	81	688	13.8	102.2	21,244	11.7	118.1	333,916	10.9	298.6	1,364,159	12.8	401.2
	84	728	14.2	108.2	20,650	12.0	114.8	434,625	12.2	388.6	1,566,975	12.8	460.9
	85	703	13.7	104.5	21,412	11.6	119.1	481,717	12.0	430.7	1,583,073	11.7	465.6
TOTAL	71	4,883	100.0	100.0	166,154	100.0	100.0	1,108,001	100.0	100.0	3,287,253	100.0	100.0
	76	4,334	100.0	88.8	176,508	100.0	106.2	1,923,036	100.0	173.6	5,636,527	100.0	171.4
	81	4,983	100.0	102.0	181,837	100.0	109.4	3,060,809	100.0	276.2	10,619,748	100.0	323.1
	84	5,110	100.0	104.6	172,500	100.0	103.8	3,562,823	100.0	321.6	12,259,222	100.0	372.9
	85	5,132	100.0	105.1	184,899	100.0	111.3	4,032,396	100.0	363.9	13,509,030	100.0	411.0

D = Down
*Index 1971 = 100.0
Source: Statistics Canada - Cat. No. 31-209

MANUFACTURING ESTABLISHMENTS AND EMPLOYMENT, ONTARIO, METROPOLITAN REGION, FOUR OUTER REGIONS AND METROPOLITAN TORONTO, 1971, 1976, 1981, 1984 AND 1985

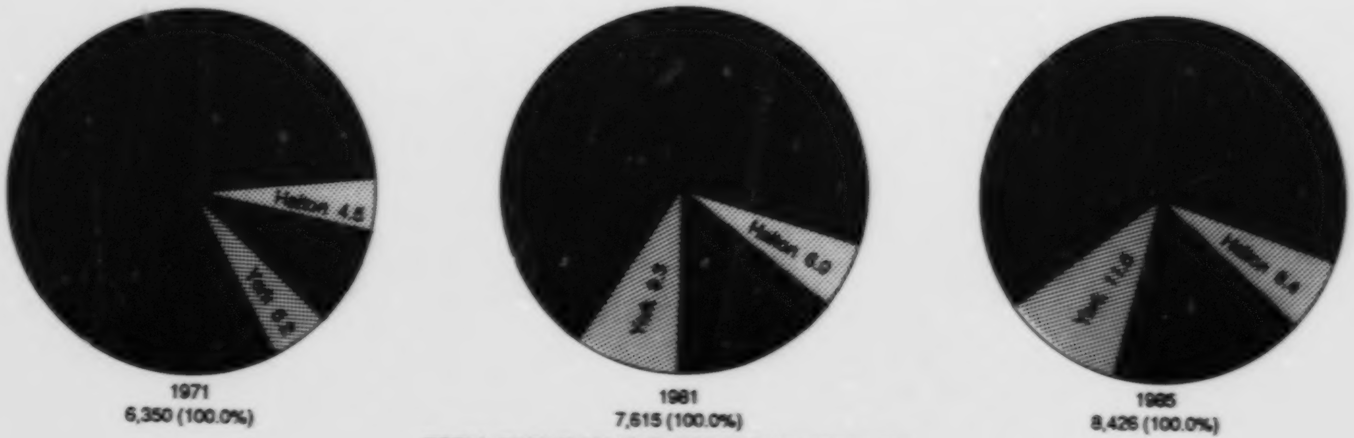
AREA	YEAR	No. of Establishments	Production and Related Workers	Total Emp. in These Establishments	Total Emp. Per Establishment
TORONTO	71	2,031	60,243	81,904	40.4
	76	1,761	65,472	86,287	49.0
	81	1,944	57,922	77,956	40.1
	84	1,792	49,390	66,435	37.1
	85	1,752	51,740	66,388	37.9
YORK	71	226	8,451	13,252	58.6
	76	215	9,449	13,479	62.7
	81	310	10,464	14,906	48.1
	84	223	7,924	11,386	51.1
	85	209	7,820	10,838	51.9
EAST YORK	71	137	7,939	12,927	94.4
	76	102	7,365	10,815	106.0
	81	95	6,458	9,096	95.7
	84	117	6,087	8,689	74.3
	85	116	6,617	9,089	78.4
ETOBICOKE	71	726	31,413	45,548	62.7
	76	596	30,666	42,536	71.4
	81	637	35,099	48,324	75.9
	84	690	35,418	49,492	71.7
	85	712	38,272	52,775	74.1
NORTH YORK	71	1,065	35,945	51,693	48.5
	76	1,001	37,393	53,400	53.3
	81	1,128	43,084	61,547	54.6
	84	1,326	43,975	61,876	46.7
	85	1,357	48,056	65,460	48.2
SCARBOROUGH	71	698	22,163	32,460	46.5
	76	659	26,161	36,459	55.3
	81	869	28,809	40,968	47.1
	84	962	29,715	41,181	42.8
	85	986	32,304	43,536	44.2
METROPOLITAN TORONTO	71	4,883	166,154	237,834	48.7
	76	4,334	176,506	242,976	56.1
	81	4,983	181,836	252,797	50.7
	84	5,110	172,509	239,059	46.8
	85	5,132	184,899	248,086	48.3

AREA	YEAR	No. of Establishments	Production and Related Workers	Total Emp. in These Establishments	Total Emp. Per Establishment
DURHAM	71	294	20,546	27,543	93.7
	76	280	22,181	29,116	104.0
	81	366	24,573	31,331	85.6
	84	367	26,949	33,228	90.5
	85	377	31,878	37,936	100.6
YORK	71	328	9,769	13,155	40.1
	76	441	13,741	17,686	40.1
	81	705	17,803	23,382	33.2
	84	867	20,844	27,075	31.2
	85	923	24,080	30,069	32.6
PEEL	71	550	26,298	37,847	68.8
	76	707	32,723	45,026	63.7
	81	1,104	41,277	57,386	52.0
	84	1,331	41,938	57,192	43.0
	85	1,451	47,051	62,812	43.3
HALTON	71	295	15,591	20,404	69.2
	76	319	18,186	23,099	72.4
	81	457	18,211	24,969	54.6
	84	513	22,629	30,007	58.5
	85	543	23,908	31,560	58.1
FOUR REGIONS	71	1,467	72,204	98,949	67.4
	76	1,747	86,831	114,927	65.8
	81	2,632	101,864	137,038	52.1
	84	3,078	112,361	147,502	47.9
	85	3,294	126,917	162,377	49.3
METRO REGION	71	6,350	238,358	336,783	53.0
	76	6,081	263,337	357,903	58.9
	81	7,615	283,700	389,835	51.2
	84	8,188	284,870	386,561	47.2
	85	8,426	311,816	410,463	48.7
ONTARIO	71	12,740	583,884	800,047	62.8
	76	11,879	618,341	851,811	71.7
	81	14,553	643,312	912,080	62.7
	84	15,263	627,517	880,927	57.7
	85	15,570	666,831	911,418	58.5

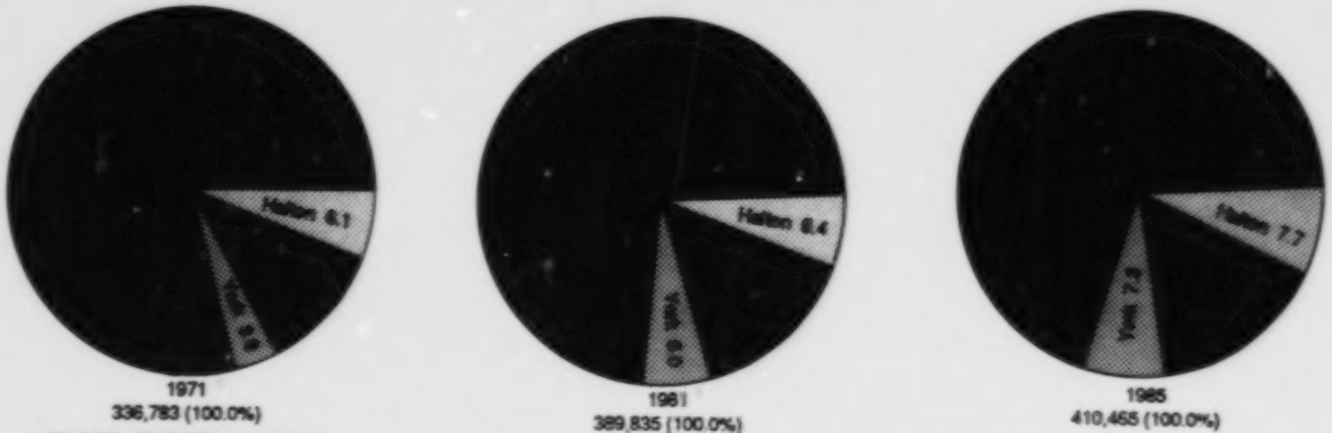
Source: Statistics Canada
Cat. No. 31-209, Table 5

MANUFACTURING ESTABLISHMENTS AND EMPLOYMENT, REGIONS AS A PERCENTAGE OF METROPOLITAN REGION, 1971, 1981 AND 1985

NUMBER OF ESTABLISHMENTS



TOTAL EMPLOYED IN THESE ESTABLISHMENTS



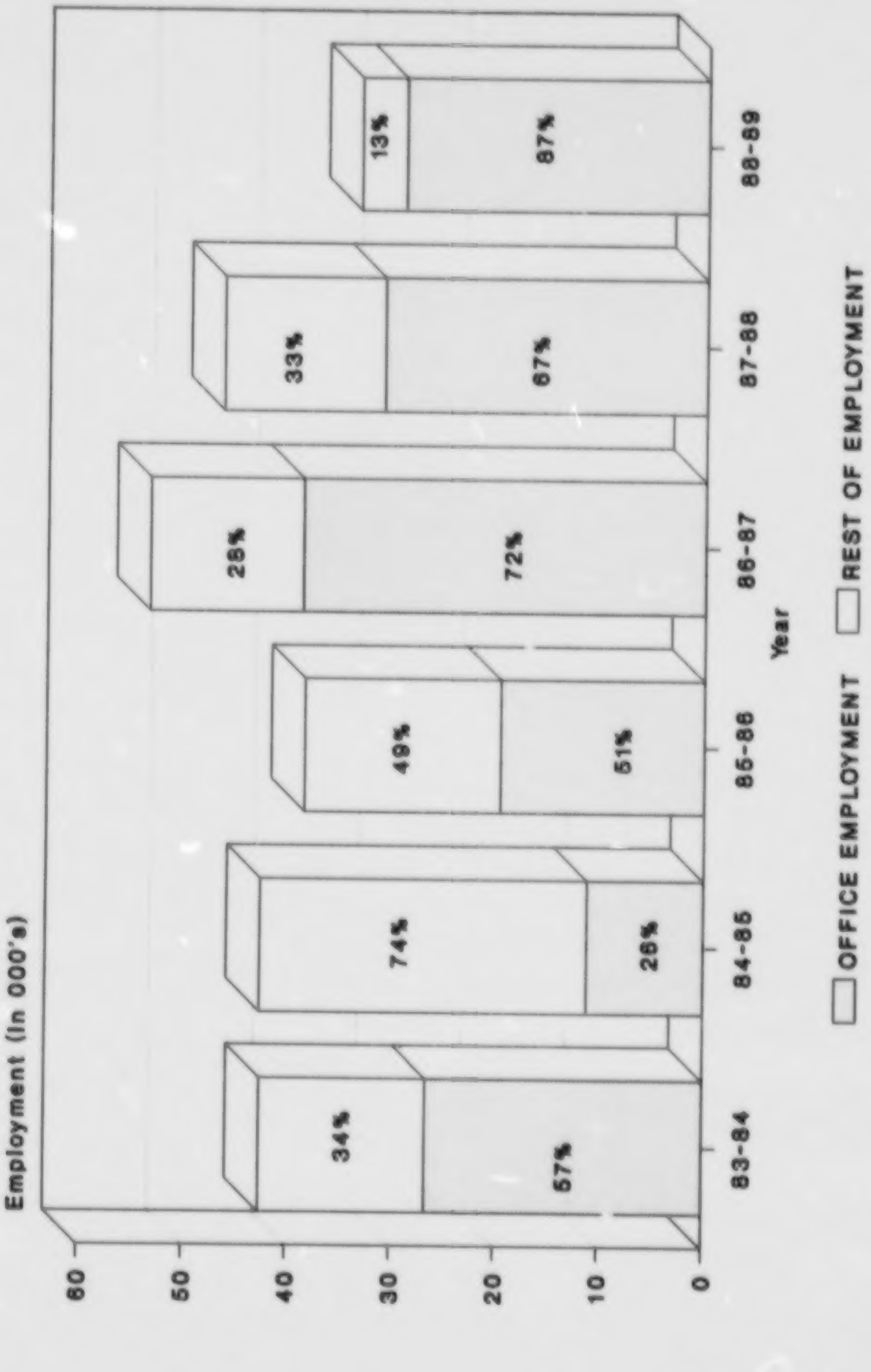
SOURCE: STATISTICS CANADA
Cat. No. 31–209

OFFICE AND TOTAL EMPLOYMENT, METROPOLITAN TORONTO AND AREA MUNICIPALITIES, ANNUALLY, 1983 PLUS

	1983		1984		1985		1986		1987		1988		1989	
	OFFICE	TOTAL	OFFICE	TOTAL	OFFICE	TOTAL	OFFICE	TOTAL	OFFICE	TOTAL	OFFICE	TOTAL	OFFICE	TOTAL
TORONTO	264,465	487,845	279,219	508,788	280,822	521,908	296,103	545,252	313,984	563,689	324,599	576,040	341,081	596,827
# Chg.			14,754	20,943	1,603	13,120	15,281	23,344	17,881	18,437	10,615	12,351	16,482	20,787
% Chg.			5.6	4.3	0.6	2.6	5.4	4.5	6.0	3.4	3.4	2.2	5.1	3.6
YORK	7,454	33,552	7,619	34,218	7,784	35,547	8,008	34,953	9,009	34,874	9,394	35,310	9,454	33,945
# Chg.			165	666	165	1,329	224	(594)	1,001	(79)	385	436	60	(1,365)
% Chg.			2.2	2.0	2.2	3.9	2.9	-1.7	12.5	-0.2	4.3	1.3	0.6	-3.9
EAST YORK	6,469	29,197	6,099	27,257	6,798	28,066	7,245	29,711	9,252	30,457	9,572	31,211	8,854	29,403
# Chg.			(370)	(1,940)	699	809	447	1,645	2,007	746	320	754	(718)	(1,808)
% Chg.			-5.7	-6.6	11.5	3.0	6.6	5.9	27.7	2.5	3.5	2.5	-7.5	-5.8
ETOBICOKE	41,535	147,439	42,757	152,247	45,761	163,017	49,579	171,412	53,517	176,420	56,112	182,303	59,951	186,761
# Chg.			1,222	4,808	3,004	10,770	3,818	8,395	3,938	5,008	2,595	5,883	3,839	4,458
% Chg.			2.9	3.3	7.0	7.1	8.3	5.1	7.9	2.9	4.8	3.3	6.8	2.4
NORTH YORK	99,707	265,088	105,326	275,208	111,151	282,458	110,122	279,537	117,966	292,123	131,069	308,780	137,449	316,173
# Chg.			5,619	10,120	5,825	7,250	(1,029)	(2,921)	7,844	12,586	13,103	16,657	6,380	7,393
% Chg.			5.6	3.8	5.5	2.6	-0.9	-1.0	7.1	4.5	11.1	5.7	4.9	2.4
SCARBOROUGH	38,102	135,877	43,312	143,862	43,204	153,217	44,098	161,826	50,164	178,563	54,161	188,936	57,203	192,873
# Chg.			5,210	7,985	(108)	9,355	894	8,609	6,066	16,737	3,997	10,373	3,042	3,937
% Chg.			13.7	5.9	-0.2	6.5	2.1	5.6	13.8	10.3	8.0	5.8	5.6	2.1
METRO TORONTO	457,732	1,098,998	484,332	1,141,580	495,520	1,184,213	515,155	1,222,691	553,892	1,276,126	584,907	1,322,580	613,872	1,355,982
# Chg.			26,600	42,582	11,188	42,633	19,635	38,478	38,737	53,435	31,015	46,454	28,965	33,402
% Chg.			5.8	3.9	2.3	3.7	4.0	3.2	7.5	4.4	5.6	3.6	5.0	2.5

Source: P3.13 Metropolitan Toronto Planning Department, Research Division

GROWTH OF OFFICE EMPLOYMENT VS REST OF EMPLOYMENT IN METROPOLITAN TORONTO



Rest = Mfg & Whse, Instit'l, Retail, Service and Other

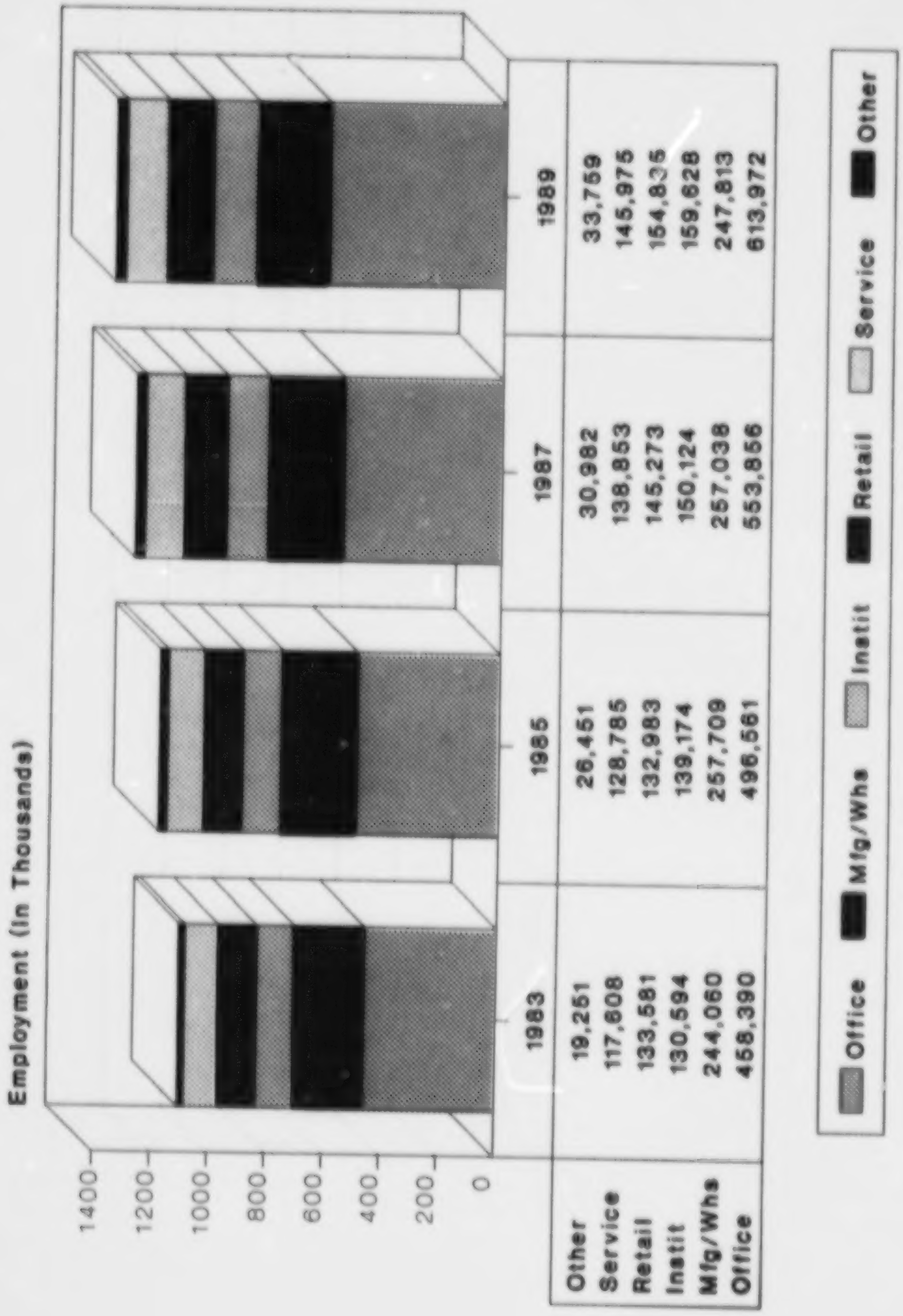
FULL-TIME, PART-TIME AND TOTAL EMPLOYMENT BY SIX EMPLOYMENT CATEGORIES
METROPOLITAN TORONTO AND AREA MUNICIPALITIES, 1989

EMPLOYMENT CATEGORY		TORONTO		YORK		EAST YORK		ETOBICOKE		NORTH YORK		SCARBOROUGH		METRO TORONTO	
		#	%A	#	%A	#	%A	#	%A	#	%A	#	%A	#	%A
OFFICE	FT	314,909	56.2	8,267	1.5	7,853	1.4	53,583	9.5	125,478	22.4	50,394	9.0	560,484	100.0
	PT	26,152	48.9	1,187	2.2	1,001	1.9	6,368	11.9	11,971	22.4	6,809	12.7	53,488	100.0
	TOTAL	341,061	55.6	9,454	1.5	8,854	1.4	59,951	9.8	137,449	22.4	57,203	9.3	613,972	100.0
	% TOT D	57.2		27.8		30.1		32.1		43.5		29.7		45.3	
MANUF. & WAREHSG.	FT	40,024	17.0	8,082	3.4	8,832	3.7	57,699	24.5	67,174	28.5	53,919	22.9	235,730	100.0
	PT	3,374	27.9	286	2.4	163	1.4	3,582	29.6	2,553	21.1	2,125	17.6	12,083	100.0
	TOTAL	43,398	17.5	8,368	3.4	8,995	3.6	61,281	24.7	69,727	28.2	56,044	22.6	247,813	100.0
	% TOT D	7.3		24.8		30.6		32.8		22.1		29.1		18.3	
INSTITL.	FT	60,507	49.6	4,636	3.8	3,496	2.9	10,811	8.9	26,306	21.6	16,211	13.3	121,967	100.0
	PT	14,327	38.0	1,499	4.0	941	2.5	4,223	11.2	11,164	29.7	5,507	14.6	37,661	100.0
	TOTAL	74,834	46.9	6,135	3.8	4,437	2.8	15,034	9.4	37,470	23.5	21,718	13.6	159,628	100.0
	% TOT D	12.5		18.1		15.1		8.1		11.8		11.3		11.8	
RETAIL	FT	34,208	35.7	3,971	4.1	2,213	2.3	14,349	15.0	23,274	24.3	17,888	18.6	95,903	100.0
	PT	19,361	32.8	1,760	3.0	1,573	2.7	8,883	15.1	15,249	25.9	12,106	20.5	58,932	100.0
	TOTAL	53,569	34.6	5,731	3.7	3,786	2.4	23,232	15.0	38,523	24.9	29,994	19.4	154,835	100.0
	% TOT D	9.0		16.9		12.9		12.4		12.2		15.5		11.4	
SERVICE	FT	48,625	47.2	2,877	2.8	2,001	2.0	16,381	15.9	18,570	18.0	14,505	14.1	102,959	100.0
	PT	18,490	43.0	810	1.9	818	1.9	6,342	14.7	8,604	20.0	7,952	18.5	43,016	100.0
	TOTAL	67,115	46.0	3,687	2.5	2,819	1.9	22,723	15.6	27,174	18.6	22,457	15.4	145,975	100.0
	% TOT D	11.2		10.9		9.6		12.2		8.6		11.6		10.7	
OTHER	FT	9,656	44.8	397	1.8	321	1.5	2,798	13.0	3,824	17.8	4,554	21.1	21,550	100.0
	PT	7,194	58.9	173	1.4	191	1.6	1,742	14.3	2,006	16.4	903	7.4	12,209	100.0
	TOTAL	16,850	49.9	570	1.7	512	1.5	4,540	13.4	5,830	17.3	5,457	16.2	33,759	100.0
	% TOT D	2.8		1.7		1.7		2.4		1.8		2.8		2.5	
TOTAL	FT	507,929	44.6	28,230	2.5	24,716	2.2	155,621	13.7	264,626	23.2	157,471	13.8	1,138,593	100.0
	PT	88,898	40.9	5,715	2.6	4,687	2.2	31,140	14.3	51,547	23.7	35,402	16.3	217,389	100.0
	TOTAL	596,827	44.0	33,945	2.5	29,403	2.2	186,761	13.8	316,173	23.3	192,873	14.2	1,355,982	100.0
	% TOT D	100.0		100.0		100.0		100.0		100.0		100.0		100.0	

A = Across D = Down

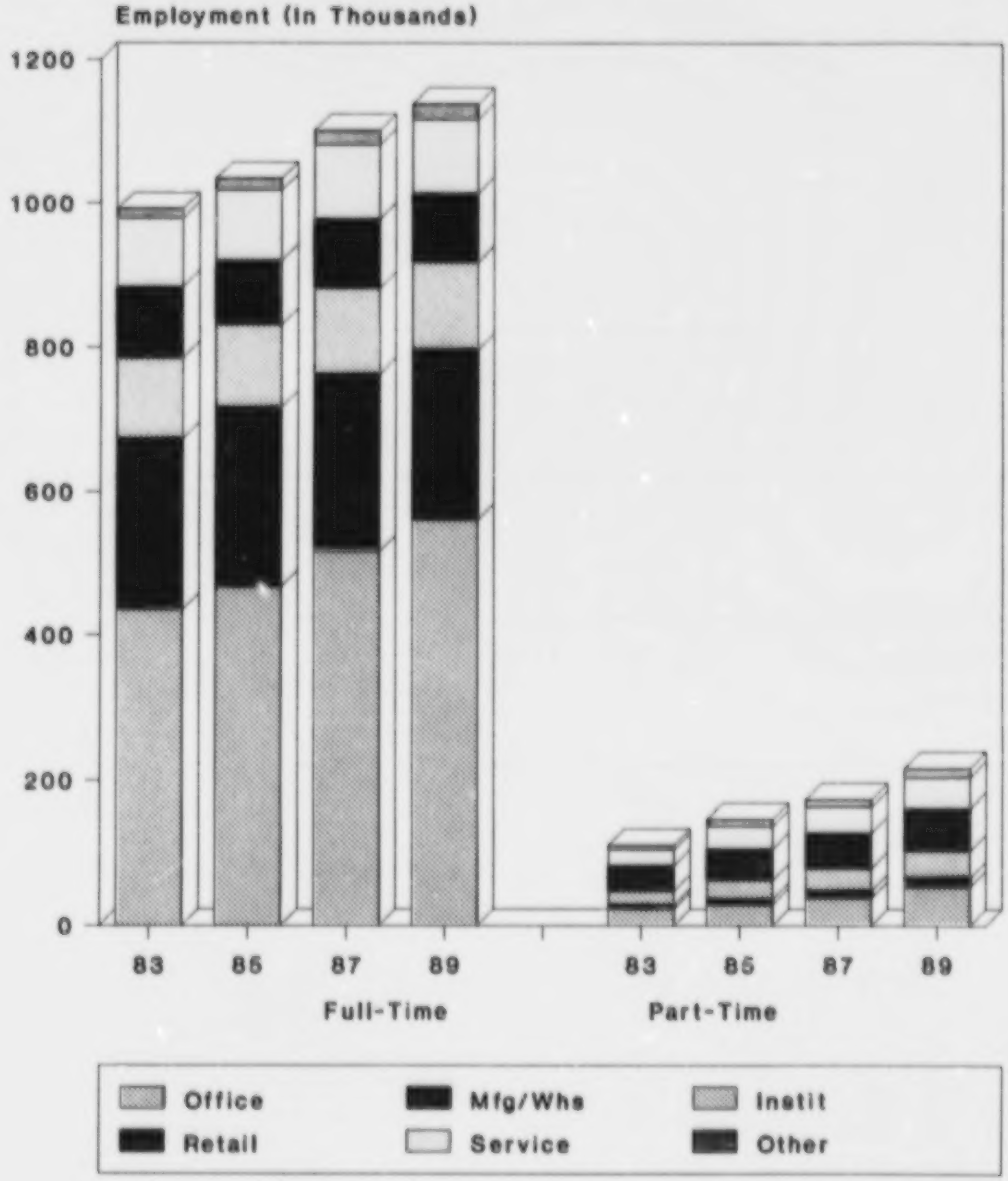
Source: P3.13 Metropolitan Toronto Planning Department, Research Division

TOTAL EMPLOYMENT BY SIX EMPLOYMENT CATEGORIES, METROPOLITAN TORONTO, 1983, 1985, 1987 AND 1989



	1983	1985	1987	1989
Other	19,251	26,451	30,982	33,759
Service	117,608	128,785	138,853	145,975
Retail	133,581	132,983	145,273	154,835
Instit	130,594	139,174	150,124	159,628
Mfg/Whs	244,060	257,709	257,038	247,813
Office	458,390	496,561	553,856	613,972

FULL-TIME AND PART-TIME EMPLOYMENT BY SIX EMPLOYMENT CATEGORIES, METROPOLITAN TORONTO 1983, 1985, 1987 AND 1989



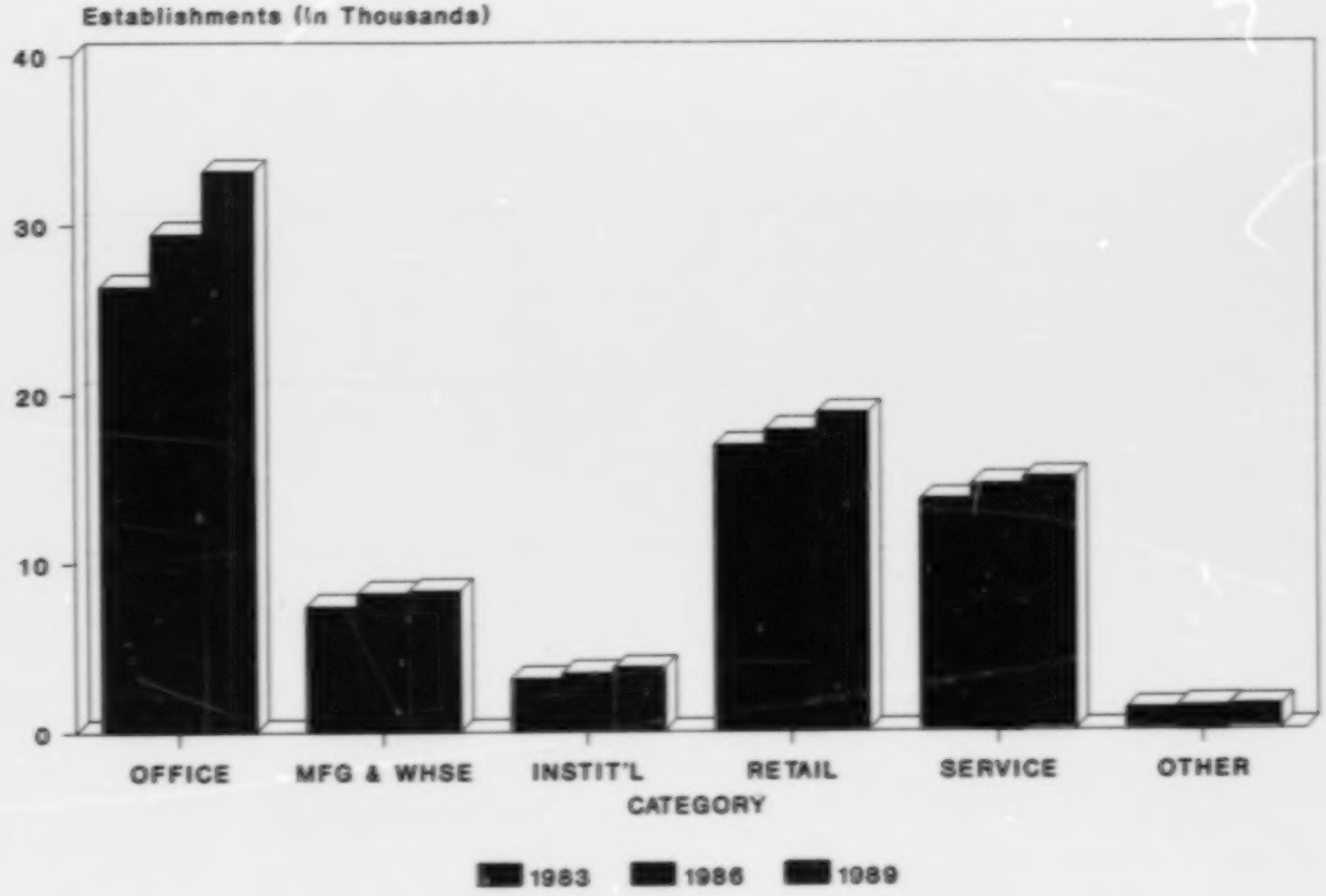
TOTAL OCCUPIED ESTABLISHMENTS BY SIX EMPLOYMENT CATEGORIES, METROPOLITAN TORONTO AND AREA MUNICIPALITIES, 1989

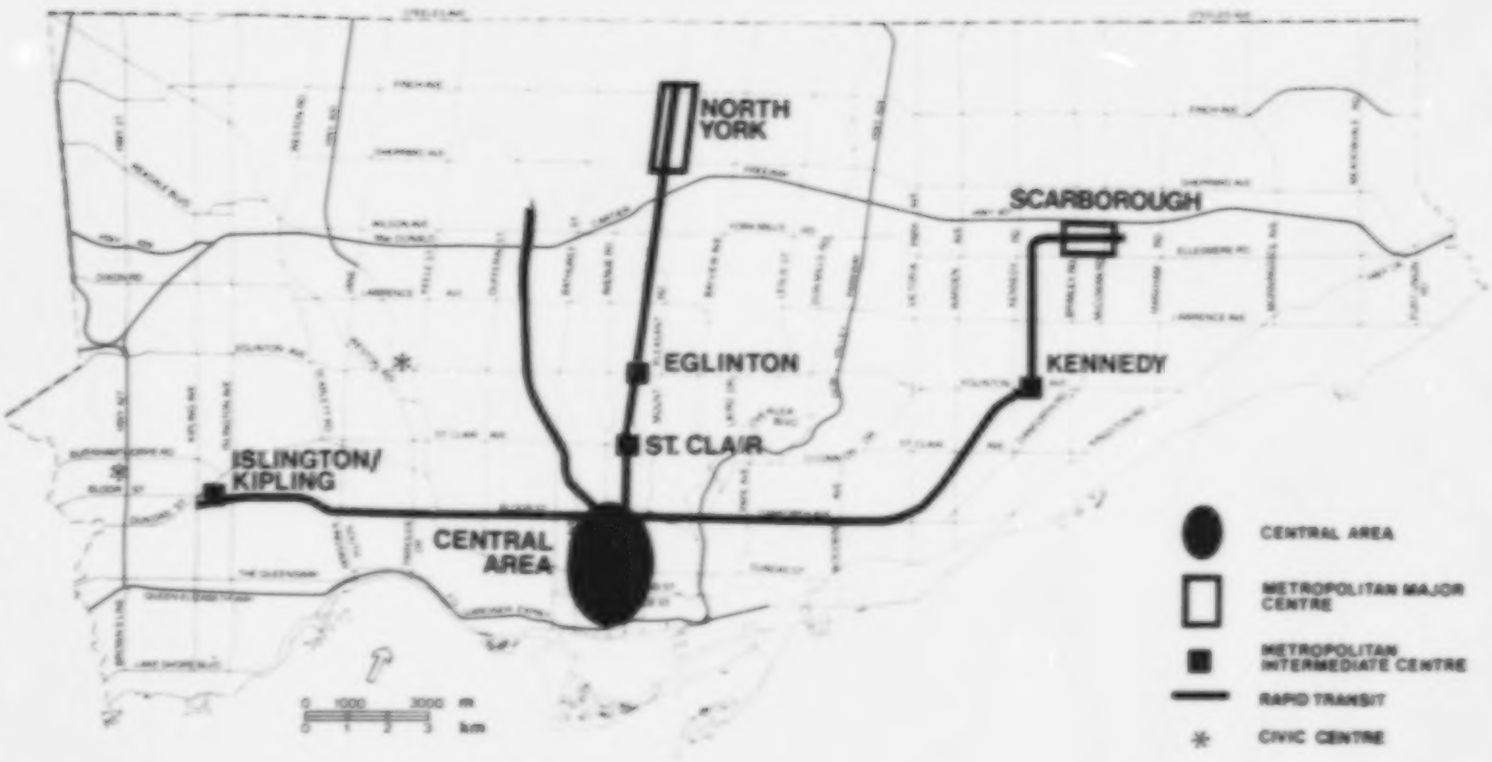
EMPLOYMENT CATEGORY		TORONTO		YORK		EAST YORK		ETOBICOKE		NORTH YORK		SCARBOROUGH		METRO TORONTO	
		#	%	#	%	#	%	#	%	#	%	#	%	#	%
OFFICE	#	16,562	50.0	905	2.7	639	1.9	3,826	11.5	7,449	22.5	3,763	11.4	33,144	100.0
	% TOT D	45.6		29.4		31.9		39.3		43.8		31.0		41.3	
MANUF. & WAREHSG.	#	2,259	27.1	244	2.9	175	2.1	1,348	16.2	2,199	26.4	2,115	25.3	8,340	100.0
	% TOT D	6.2		7.9		8.7		13.9		12.9		17.4		10.4	
INSTITL.	#	1,540	41.2	221	5.9	133	3.6	461	12.3	772	20.7	609	16.3	3,736	100.0
	% TOT D	4.2		7.2		6.6		4.7		4.6		5.0		4.6	
RETAIL	#	8,980	47.7	865	4.6	521	2.8	2,067	11.0	3,535	18.8	2,834	15.1	18,802	100.0
	% TOT D	24.7		28.1		26.0		21.2		20.8		23.3		23.4	
SERVICE	#	6,374	42.7	785	5.3	496	3.3	1,870	12.5	2,805	18.8	2,596	17.4	14,926	100.0
	% TOT D	17.5		25.5		24.8		19.2		16.5		21.4		18.6	
OTHER	#	642	46.8	59	4.3	40	2.9	166	12.1	235	17.2	229	16.7	1,371	100.0
	% TOT D	1.8		1.9		2.0		1.7		1.4		1.9		1.7	
TOTAL	#	36,357	45.3	3,079	3.8	2,004	2.5	9,738	12.1	16,995	21.2	12,146	15.1	80,319	100.0
	% TOT D	100.0		100.0		100.0		100.0		100.0		100.0		100.0	

Notes: % Tot D = Percentage of Total by Municipality
% A = Percentage Across for Each Category

Source: P3.13 Metropolitan Toronto Planning Department, Research Division

GROWTH OF NUMBER OF ESTABLISHMENTS IN METROPOLITAN TORONTO




NORTH YORK
SCARBOROUGH
EGLINTON
KENNEDY
ST. CLAIR
ISLINGTON/ KIPLING
CENTRAL AREA
CENTRAL AREA
METROPOLITAN MAJOR CENTRE
METROPOLITAN INTERMEDIATE CENTRE
RAPID TRANSIT
CIVIC CENTRE
0 1000 2000 m
0 1 2 3 km

DESIGNATED METROPOLITAN CENTRES, 1989

Source: Metropolitan Toronto Planning Department

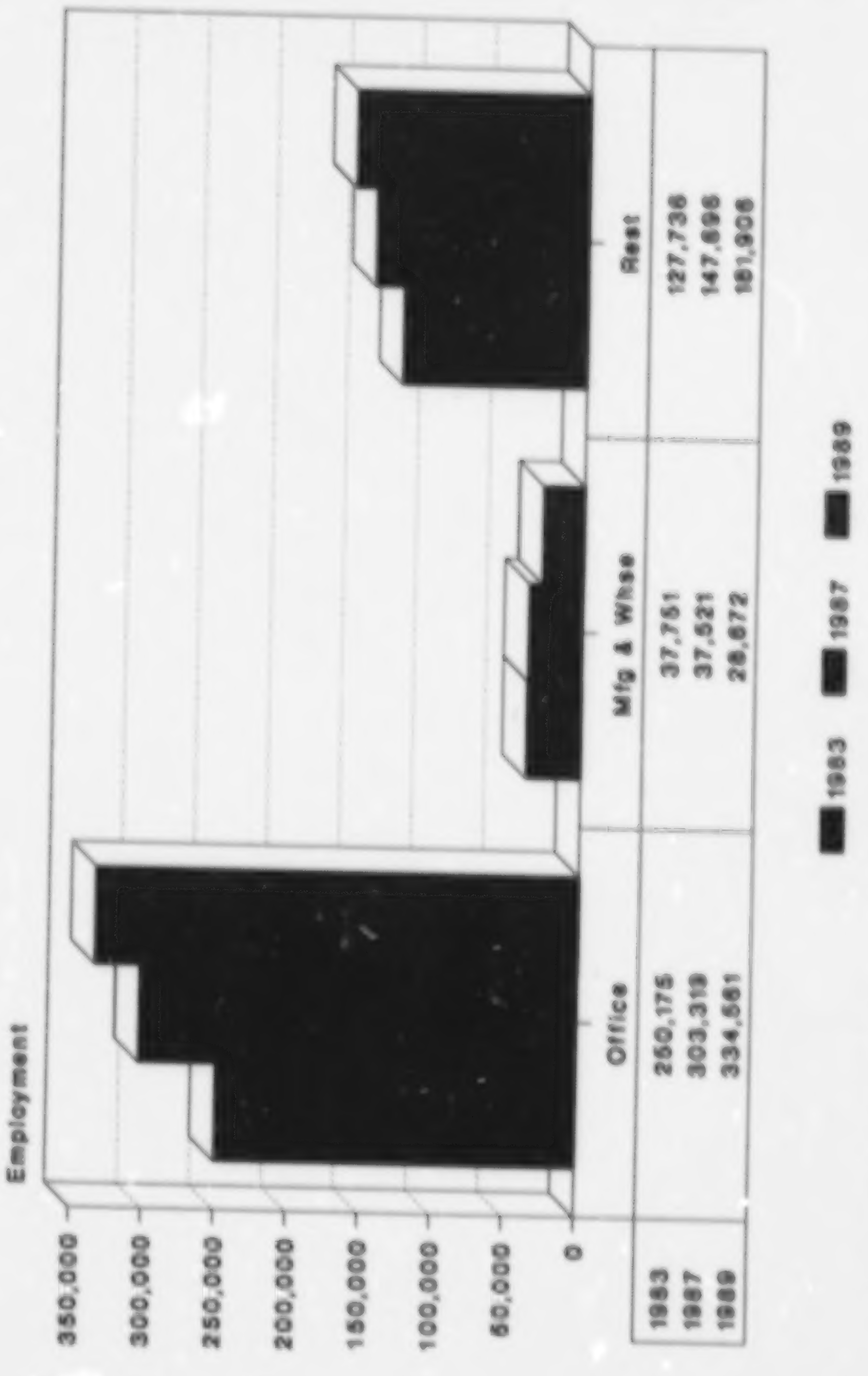
NOTE: Eglinton and St. Clair Centres are substantially developed

TOTAL EMPLOYMENT BY SIX EMPLOYMENT CATEGORIES FOR DESIGNATED METROPOLITAN TORONTO CENTRES, 1983, 1987 & 1989

CENTRE	OFFICE	M & W	INSTIT'L	RETAIL	SERVICE	OTHER	TOTAL
CENTRAL AREA							
1983	209,631	32,981	40,307	28,249	31,862	8,075	351,105
% Across	59.7	9.4	11.5	8.0	9.1	2.3	100.0
1987	245,021	31,240	48,212	29,296	39,585	12,132	405,486
% Across	60.4	7.7	11.9	7.2	9.8	3.0	100.0
1989	266,839	24,039	53,760	29,194	44,185	13,629	431,435
% Across	61.8	5.6	12.5	6.8	10.2	3.1	100.0
% Change (1983-1989)	27.3	-27.1	33.4	3.3	38.3	68.7	22.9
SCARBOROUGH CENTRE							
1983	5,101	2,281	10	2,703	592	69	10,756
% Across	47.5	21.2	0.1	25.1	5.5	0.6	100.0
1987	9,302	4,110	144	2,588	757	52	16,953
% Across	54.8	24.2	0.8	15.3	4.5	0.3	100.0
1989	9,767	3,520	19	3,236	882	336	17,762
% Across	55.0	19.8	0.1	18.2	5.0	1.9	100.0
% Change (1983-1989)	91.5	54.3	90.0	19.7	49.0	387.1	65.2
NORTH YORK CENTRE							
1983	9,214	672	1,667	1,510	1,334	101	14,498
% Across	63.6	4.6	11.5	10.4	9.2	0.7	100.0
1987	14,204	91	832	1,387	1,506	532	18,552
% Across	76.5	0.5	4.5	7.5	8.1	2.9	100.0
1989	20,686	132	816	1,520	1,864	446	25,463
% Across	81.3	0.5	3.2	6.0	7.3	1.7	100.0
% Change (1983-1989)	124.5	-80.4	-51.0	0.7	39.7	341.6	75.6
ISLINGTON/KIPLING/BLOOR							
1983	4,734	1,221	790	1,290	940	97	9,072
% Across	52.1	13.5	8.7	14.2	10.4	1.1	100.0
1987	6,686	1,320	793	1,001	1,175	212	11,187
% Across	59.8	11.8	7.0	8.9	10.5	1.9	100.0
1989	6,647	859	1,041	1,398	1,326	203	11,717
% Across	56.7	7.3	8.9	11.9	11.3	1.8	100.0
% Change (1983-1989)	40.4	-29.6	31.8	8.4	39.9	109.8	29.2
YONGE/ST.CLAIR							
1983	10,902	499	541	1,242	1,082	170	14,436
% Across	75.5	3.5	3.7	8.6	7.5	1.2	100.0
1987	13,436	97	300	1,016	1,171	196	16,216
% Across	82.8	0.6	1.9	6.3	7.2	1.2	100.0
1989	13,780	78	304	985	1,222	171	16,551
% Across	83.3	0.5	1.8	6.0	7.4	1.0	100.0
% Change (1983-1989)	26.5	-84.8	-43.8	-20.7	12.9	0.6	14.7
YONGE/EGLINTON							
1983	10,703	97	762	1,916	2,206	115	15,799
% Across	67.8	0.6	4.8	12.1	14.0	0.7	100.0
1987	14,621	643	847	1,827	1,975	190	20,103
% Across	72.8	3.2	4.2	9.1	9.8	0.9	100.0
1989	16,807	47	864	1,643	2,684	175	22,220
% Across	75.6	0.2	3.9	7.4	12.1	0.8	100.0
% Change (1983-1989)	57.0	-51.5	13.4	-14.2	21.7	52.2	40.7

Source: PS.13 Metropolitan Toronto Planning Department, Research Division

'OFFICE' AND 'MANUFACTURING & WAREHOUSING' EMPLOYMENT VS REST OF EMPLOYMENT IN METRO TORONTO DESIGNATED CENTRES



	Office	Mfg & Whse	Rest
1983	250,175	37,751	127,736
1987	303,319	37,521	147,896
1989	334,561	28,672	161,906

Kennedy Intermediate Centre not included due to minimum growth

EMPLOYMENT, TORONTO C.M.A.
ANNUALLY 1971 PLUS

(April)

Employment All Employees (000's)

CATEGORIES *	1971	1972	1973	1974	1975	1976	1977	1978	1979	1980
Manufacturing	275.7	280.9	288.4	301.4	284.5	285.2	279.4	288.4	301.9	304.5
Construction	37.6	32.7	31.9	34.0	32.6	32.3	30.2	30.6	28.2	27.1
Transportation, Communications and Other Utilities	69.1	68.6	73.8	78.4	80.6	83.2	87.2	90.6	92.7	95.4
Trade - Commerce	131.3	135.6	145.5	154.6	155.2	158.5	154.6	162.6	167.0	174.2
Finance, Insurance, and Real Estate	64.8	67.5	72.0	77.6	80.3	83.6	88.1	93.4	95.0	100.3
Comm. Business and Pers. Service Ind.	83.1	86.6	95.4	103.7	106.7	110.7	114.5	132.5	141.2	149.9
INDUSTRIAL COMPOSITE	663.6	673.7	708.7	751.4	741.7	755.5	755.9	800.2	828.3	853.7

CATEGORIES *	1981	1982	1983	1984	1985	1986	1987	1988	1989
Manufacturing	308.6	293.5	381.6	356.9	366.1	383.0	406.5	413.9	431.9
Construction	30.1	27.8	50.3	46.8	67.1	60.4	71.8	83.9	87.5
Transportation, Communications and Other Utilities	95.9	99.3	106.4	104.8	109.7	113.1	122.5	129.3	130.0
Trade - Commerce	178.2	176.9	278.2	272.2	311.7	304.1	333.4	352.8	349.0
Finance, Insurance, and Real Estate	105.2	109.0	125.2	131.1	148.2	156.5	152.1	178.5	172.2
Comm. Business and Pers. Service Ind.**	158.4	159.9	479.2	467.9	509.7	531.3	626.4	613.4	614.7
INDUSTRIAL COMPOSITE	878.8	868.8	1424.8	1406.3	1554.1	1613.2	1756.5	1814.2	1842.0

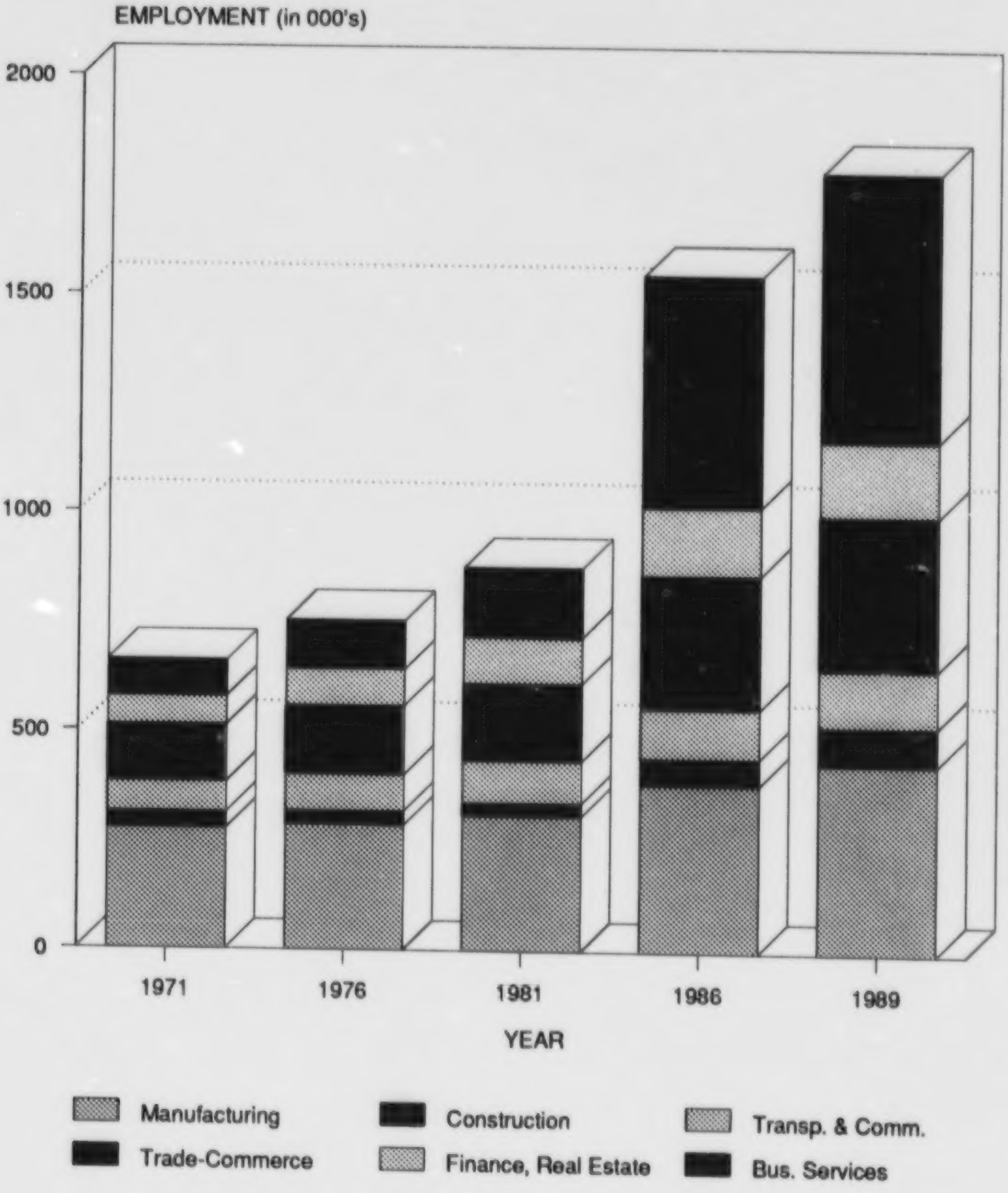
* Total of the six categories does not equal 100% due to the omission of the Primary Industry categories

** Included, Educational & Related Services, Health & Welfare Services, Hospitals and Amusements and Recreation Services, starting April 1983.

N.B. This information is restricted to "larger firms" prior to 1983. Larger firms are defined as having 20 or more employees in any one month of the year.

Source: Statistics Canada, Cat. 72-002, "Employment, Earnings and Hours".

EMPLOYMENT, TORONTO CMA, BY SIX MAJOR EMPLOYMENT CLASSIFICATIONS, 1971, 1976, 1981, 1986 AND 1989



AVERAGE WEEKLY EARNINGS, TORONTO C.M.A. ANNUALLY 1971 PLUS

(April)

Average Weekly Earnings All Employees ($)

CATEGORIES	1971	1972	1973	1974	1975	1976	1977	1978	1979	1980
Manufacturing	150.12	164.33	172.89	184.64	211.94	239.99	262.21	279.46	304.47	330.51
Construction	204.88	234.38	247.13	273.13	298.96	321.88	368.35	384.45	417.66	455.20
Transportation, Communications and Other Utilities	162.13	177.61	193.39	201.17	234.29	262.61	287.71	311.70	337.54	382.94
Trade - Commerce	118.92	126.95	136.77	146.20	164.07	182.45	202.24	212.78	230.18	248.80
Finance, Insurance, and Real Estate	141.78	150.89	164.80	184.05	201.03	230.76	243.41	263.51	284.52	316.53
Comm. Business and Pers. Service Ind.	115.33	122.96	136.31	145.10	161.67	182.79	196.56	204.13	215.88	234.25
INDUSTRIAL COMPOSITE	143.48	155.17	165.46	177.24	200.12	224.93	245.44	259.63	280.03	305.58

CATEGORIES	1981	1982	1983	1984	1985	1986	1987	1988	1989
Manufacturing	370.91	415.07	430.95	455.11	481.85	506.44	523.22	557.25	585.22
Construction	496.78	529.47	500.35	529.01	564.65	544.27	623.24	633.08	698.02
Transportation, Communications and Other Utilities	426.18	487.40	498.02	553.85	569.84	596.83	610.54	621.11	661.56
Trade - Commerce	275.43	297.06	301.28	321.60	342.76	359.63	368.96	389.69	402.19
Finance, Insurance, and Real Estate	370.13	407.07	430.89	455.03	469.43	511.46	544.14	620.16	635.49
Comm. Business and Pers. Service Ind.*	261.66	297.13	324.12	337.63	367.04	367.63	393.08	407.81	432.87
INDUSTRIAL COMPOSITE	342.66	380.94	377.12	401.63	427.21	445.35	467.83	492.24	521.95

*Included Education and Related Services, Health & Welfare Services, Hospitals and Amusement & Recreation Services starting April 1983.

Source: Statistics Canada, Cat. 72-002, "Employment, Earnings and Hours".

CENSUS FAMILIES BY INCOME GROUPS AND BY TENURE
METROPOLITAN TORONTO AND AREA MUNICIPALITIES, 1986

		OWNED	RENTED	TOTAL
TORONTO	LESS THAN $10,000	3,970	8,920	12,890
	$10,000 - $19,999	9,705	12,175	21,880
	$20,000 - $34,999	18,645	15,955	34,600
	$35,000 - $49,999	17,035	10,235	27,270
	$50,000 - $69,999	14,345	6,390	20,735
	$70,000 AND OVER	17,690	3,935	21,625
	TOTAL - FAMILY INCOME	81,390	57,610	139,000
YORK	LESS THAN $10,000	1,085	1,850	2,935
	$10,000 - $19,999	3,040	2,885	5,925
	$20,000 - $34,999	6,390	4,430	10,820
	$35,000 - $49,999	5,975	2,550	8,525
	$50,000 - $69,999	3,655	995	4,650
	$70,000 AND OVER	2,000	480	2,480
	TOTAL - FAMILY INCOME	22,145	13,190	35,335
EAST YORK	LESS THAN $10,000	685	1,125	1,810
	$10,000 - $19,999	2,070	1,905	3,975
	$20,000 - $34,999	3,900	3,975	7,875
	$35,000 - $49,999	4,020	2,615	6,635
	$50,000 - $69,999	2,980	1,140	4,120
	$70,000 AND OVER	2,225	410	2,635
	TOTAL - FAMILY INCOME	15,880	11,170	27,050
ETOBICOKE	LESS THAN $10,000	1,440	2,940	4,380
	$10,000 - $19,999	4,670	4,925	9,595
	$20,000 - $34,999	10,910	8,435	19,345
	$35,000 - $49,999	14,520	6,565	21,085
	$50,000 - $69,999	14,080	3,280	17,360
	$70,000 AND OVER	11,985	1,175	13,160
	TOTAL - FAMILY INCOME	57,605	27,320	84,925
NORTH YORK	LESS THAN $10,000	3,135	7,805	10,940
	$10,000 - $19,999	8,275	11,435	19,710
	$20,000 - $34,999	18,910	18,570	37,480
	$35,000 - $49,999	21,060	12,845	33,905
	$50,000 - $69,999	19,735	6,135	25,870
	$70,000 AND OVER	20,910	2,400	23,310
	TOTAL - FAMILY INCOME	92,025	59,190	151,215
SCARBOROUGH	LESS THAN $10,000	3,105	6,125	9,230
	$10,000 - $19,999	6,865	7,595	14,460
	$20,000 - $34,999	18,210	12,910	31,120
	$35,000 - $49,999	26,285	8,810	35,095
	$50,000 - $69,999	24,625	3,490	28,115
	$70,000 AND OVER	14,015	1,065	15,080
	TOTAL - FAMILY INCOME	93,105	39,995	133,100
METROPOLITAN TORONTO	LESS THAN $10,000	13,420	28,765	42,185
	$10,000 - $19,999	34,625	40,920	75,545
	$20,000 - $34,999	76,965	64,275	141,240
	$35,000 - $49,999	88,895	43,620	132,515
	$50,000 - $69,999	79,420	21,430	100,850
	$70,000 AND OVER	68,825	9,465	78,290
	TOTAL - FAMILY INCOME	362,150	208,475	570,625

Source: Statistics Canada

PRIVATE HOUSEHOLDS BY STRUCTURAL TYPE AND BY HOUSEHOLD INCOME GROUPS, METROPOLITAN TORONTO AND AREA MUNICIPALITIES, 1986

STRUCTURAL TYPE	TOTAL - HHLD INCOME	Less Than $10,000	$10,000 $19,999	$20,000 $34,999	$35,000 $49,999	$50,000 $69,999	$70,000 & over
TORONTO							
TOTAL	253,145	39,005	46,525	64,040	42,780	30,990	29,805
Single	46,545	3,010	5,290	7,915	8,070	8,685	13,575
Individual Attached	58,000	5,465	7,870	14,325	12,775	10,135	7,430
Apartments	88,025	19,535	19,620	24,500	12,440	6,580	5,350
Others	60,575	10,995	13,745	17,300	9,495	5,590	3,450
YORK							
TOTAL	53,060	7,960	10,270	15,205	10,215	6,170	3,240
Single	19,910	1,780	2,890	5,230	4,805	3,170	2,035
Individual Attached	5,565	470	750	1,660	1,480	915	290
Apartments	16,440	3,535	3,875	4,565	2,385	1,380	700
Others	11,145	2,175	2,755	3,750	1,545	705	215
EAST YORK							
TOTAL	43,105	4,890	8,015	12,740	8,885	5,270	3,305
Single	16,355	1,360	2,415	3,615	3,660	2,865	2,440
Individual Attached	4,360	365	635	1,140	1,110	790	320
Apartments	16,885	2,360	3,620	5,990	3,170	1,310	435
Others	5,505	805	1,345	1,995	945	305	110
ETOBICOKE							
TOTAL	110,595	9,385	15,140	26,060	24,515	19,875	15,620
Single	54,065	2,215	4,600	9,010	12,695	13,095	12,450
Individual Attached	8,635	530	950	2,135	2,200	1,840	980
Apartments	34,750	4,695	6,535	10,335	7,455	3,870	1,860
Others	13,145	1,945	3,055	4,580	2,165	1,070	330
NORTH YORK							
TOTAL	196,425	20,600	29,245	48,985	39,800	30,285	27,510
Single	65,840	2,590	5,595	11,250	13,105	14,265	19,035
Individual Attached	32,575	1,780	3,075	7,450	8,770	7,230	4,270
Apartments	73,880	12,190	14,925	22,640	13,865	6,780	3,480
Others	24,130	4,040	5,650	7,645	4,060	2,010	725
SCARBOROUGH							
TOTAL	160,490	16,235	19,930	36,425	37,715	31,425	18,760
Single	78,800	2,895	5,805	13,435	20,325	21,220	15,120
Individual Attached	23,340	1,195	1,680	5,410	7,215	5,700	2,140
Apartments	50,195	11,165	10,665	14,805	8,525	3,770	1,265
Others	8,155	980	1,780	2,775	1,650	735	235
METROPOLITAN TORONTO							
TOTAL	816,820	98,075	129,125	203,455	163,910	124,015	98,240
Single	281,515	13,850	26,595	50,455	62,660	63,300	64,655
Individual Attached	132,475	9,805	14,960	32,120	33,550	26,610	15,430
Apartments	280,175	53,480	59,240	82,835	47,840	23,690	13,090
Others	122,655	20,940	28,330	38,045	19,860	10,415	5,065

Source: Statistics Canada
Special Run PO3226, Table 3

BUILDING PERMITS BY TYPE AND VALUE, METROPOLITAN TORONTO, AREA MUNICIPALITIES AND REGIONS 1981, 1983, 1985, 1987, 1988 AND 1989 (THOUSANDS OF DOLLARS)

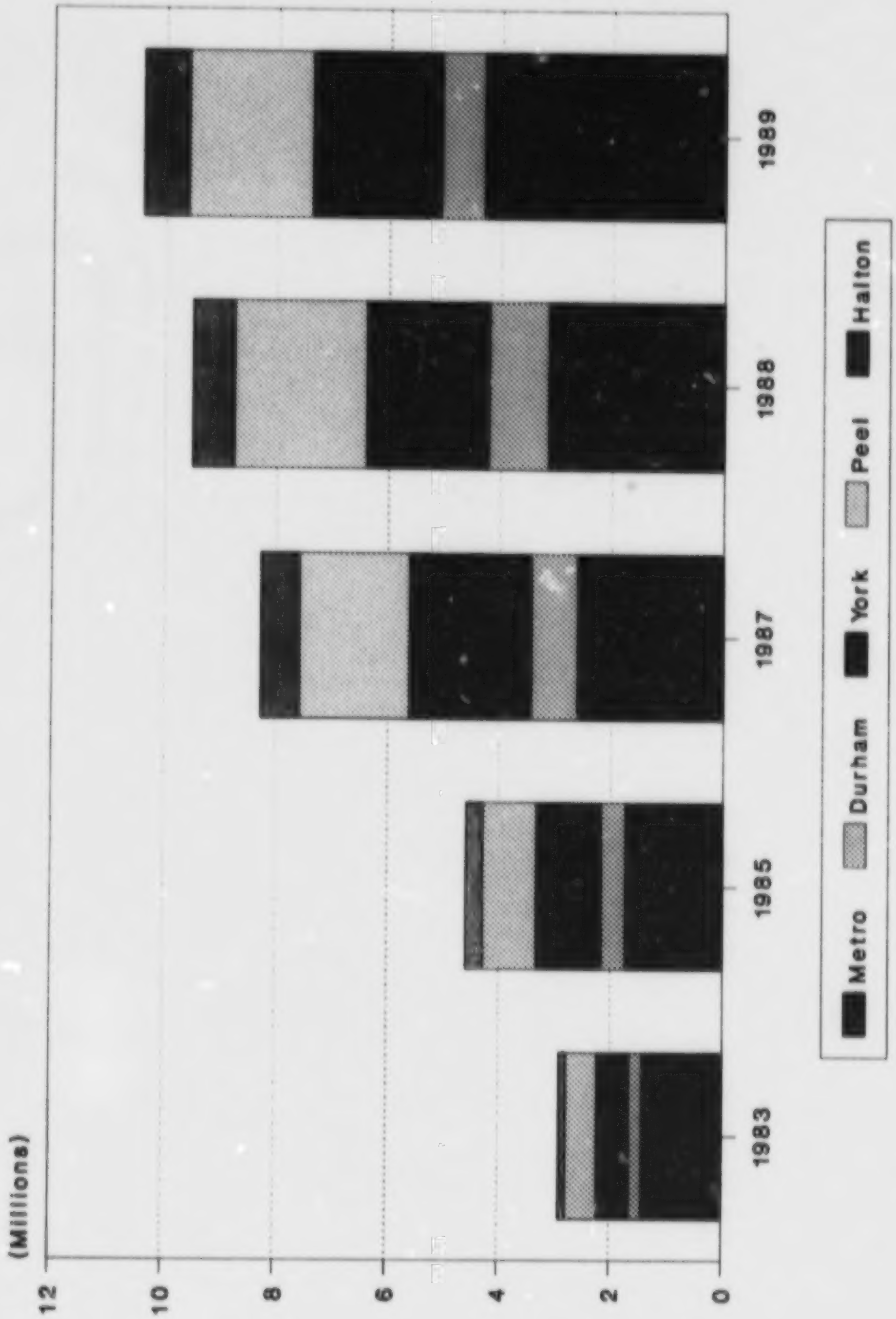
AREA	YEAR	RESIDENTIAL	INDUSTRIAL	COMMERCIAL	INSTITUTIONAL	TOTAL
TORONTO	81	248,458	12,557	196,502	44,520	502,037
	83	164,122	19,474	253,504	97,965	535,065
	85	187,578	22,776	312,000	65,488	587,842
	87	426,758	35,805	455,987	69,906	988,456
	88	335,822	37,434	649,543	67,613	1,090,412
	89	275,030	84,870	1,630,808	185,166	2,175,884
YORK	81	26,982	3,182	3,093	385	33,642
	83	8,484	1,131	2,556	3,219	15,390
	85	15,394	1,040	2,126	691	19,251
	87	27,367	6,959	5,458	757	40,541
	88	66,637	4,152	20,653	1,224	92,666
	89	46,002	10,298	23,241	8,616	88,157
EAST YORK	81	5,779	10,687	1,275	870	18,611
	83	5,449	2,397	1,659	935	10,440
	85	14,151	2,862	4,837	7,053	28,903
	87	19,372	3,989	3,923	1,870	29,154
	88	16,839	990	20,728	9,152	47,709
	89	52,335	1,039	2,247	2,891	58,512
ETOBICOKE	81	126,251	12,330	70,815	1,886	211,282
	83	64,485	16,382	22,552	18,227	121,646
	85	94,899	20,801	74,940	5,450	196,090
	87	129,735	26,125	81,496	5,469	242,825
	88	177,846	20,156	117,662	40,361	356,025
	89	174,436	56,804	116,960	16,442	364,641
NORTH YORK	81	160,912	64,087	92,239	17,242	334,480
	83	143,550	17,633	72,305	14,510	247,998
	85	106,230	32,903	230,416	29,364	398,913
	87	294,158	50,935	242,471	51,368	638,932
	88	424,209	13,542	328,256	48,238	814,245
	89	461,660	34,867	296,748	99,621	892,896
SCARBOROUGH	81	174,543	53,740	59,094	17,160	304,537
	83	276,932	46,920	73,770	102,019	499,641
	85	326,985	35,973	110,204	22,342	495,504
	87	390,810	105,941	133,893	34,229	664,873
	88	435,807	85,391	135,894	76,680	733,772
	89	488,334	48,581	123,743	59,636	720,294
METROPOLITAN TORONTO	81	740,925	156,583	425,018	82,063	1,404,589
	83	663,022	103,937	426,346	236,875	1,430,180
	85	745,236	116,356	734,523	130,388	1,726,502
	87	1,288,200	229,754	923,138	163,691	2,604,783
	88	1,457,160	161,655	1,272,736	243,278	3,134,829
	89	1,497,796	236,468	2,193,548	372,372	4,300,184
DURHAM	81	142,855	45,367	20,173	24,523	232,918
	83	176,536	11,298	17,686	24,028	229,548
	85	296,322	80,671	50,730	12,306	440,029
	87	654,050	62,063	76,604	42,349	835,066
	88	780,225	57,056	163,309	80,178	1,080,768
	89 *	545,501	89,487	111,822	49,543	796,353
YORK	81	386,243	28,358	88,314	11,853	514,768
	83	447,265	39,572	51,806	29,101	567,744
	85	797,270	73,120	258,358	25,888	1,154,636
	87	1,565,562	103,928	379,876	123,684	2,173,050
	88	1,403,882	77,238	565,820	132,877	2,179,817
	89	1,463,308	298,307	448,434	77,234	2,287,283
PEEL	81	523,653	108,568	181,201	17,292	830,714
	83	378,396	41,042	56,948	79,960	556,346
	85	559,980	110,069	267,181	22,706	959,936
	87	1,158,606	139,520	600,487	70,102	1,968,715
	88	1,370,871	113,764	750,278	134,711	2,369,624
	89	1,225,907	585,787	324,204	83,068	2,218,966
HALTON	81	106,752	25,856	40,826	5,637	179,071
	83	97,228	8,064	15,824	10,608	131,724
	85	195,760	25,164	53,287	36,283	310,494
	87	513,178	43,925	105,318	33,026	695,447
	88	523,384	39,811	133,547	43,691	740,433
	89	500,191	125,098	141,249	33,007	799,545
FOUR OUTER REGIONS	81	1,159,503	208,149	330,514	59,305	1,757,471
	83	1,099,425	99,976	142,264	143,697	1,485,362
	85	1,849,332	289,024	629,567	97,180	2,865,093
	87	3,891,396	349,436	1,162,285	269,161	5,672,278
	88	4,078,362	287,869	1,612,954	391,457	6,370,642
	89	3,734,907	1,098,689	1,025,709	242,842	6,102,147
METROPOLITAN REGION	81	1,900,428	364,732	755,532	141,368	3,162,060
	83	1,762,447	203,913	568,610	380,572	2,915,542
	85	2,594,568	405,379	1,364,090	227,568	4,591,595
	87	5,179,596	579,190	2,085,423	432,852	8,277,061
	88	5,535,522	449,524	2,885,690	634,735	9,505,471
	89	5,232,703	1,335,157	3,219,257	615,214	10,402,331

* excluding Brock and Scugog

Source: Statistics Canada, Cat. No. 31-209

METROPOLITAN TORONTO PLANNING DEPARTMENT
RESEARCH DIVISION JULY 1990

BUILDING PERMITS BY VALUE, METROPOLITAN TORONTO AND FOUR OUTER REGIONS, 1983, 1985, 1987, 1988 AND 1989



METROPOLITAN TORONTO'S TOP EMPLOYERS FOR 1989

MORE THAN 35,000	Government of Ontario
15,501 TO 20,000	Government of Canada
12,501 to 15,000	Bell Canada
10,001 to 12,500	Canadian Imperial Bank of Commerce
	Municipality of Metropolitan Toronto
	Toronto Board of Education
	University of Toronto
9,001 to 10,000	Bank of Montreal
	Ontario Hydro
	Toronto Dominion Bank
8,001 to 9,000	Canada Post Corporation
	City of Toronto
	IBM Canada Limited
	Metro Toronto Separate School Board
	Royal Bank of Canada
	Sears Canada Inc.
7,001 to 8,000	Bank of Nova Scotia
	Metro Toronto Police Department
	Scarborough Board of Education
	T. Eaton Company
	Toronto Transit Commission
6,001 to 7,000	Hudson's Bay Company
	McDonald's Restaurants
	North York Board of Education
	York University
5,001 to 5,500	Etobicoke Board of Education
	Toronto General Hospital
4,501 to 5,000	Canadian Tire Corporation
	De Havilland Aircraft
4,001 to 4,500	City of North York
	Robert Simpson Company
3,501 to 4,000	Hospital for Sick Children
	Sunnybrook Hospital
3,001 to 3,500	Canada Trust
	Canadian Broadcasting Corporation
	CCL Industries Limited
	City of Etobicoke
	Litton Systems Canada Ltd.
	Miracle Food Mart
	Oshawa Group
	Shoppers Drug Mart
	St. Michael's Hospital

HOUSING AND HOUSEHOLDS

3. HOUSING AND HOUSEHOLDS

Housing starts in Metropolitan Toronto averaged 22,000 annually in the 1960's. From the 1970's on, this decreased from 16,000 to a low of 6,000 in 1984. In the last few years, from 1987 to 1989, the housing starts have risen to about 11,000 annually. The Metropolitan Region in the last five years of the 1970's averaged 28,000 housing starts yearly and has experienced a slight decrease to 25,000 annually in the first half of the 1980's. From 1985 there had been a steady increase, reaching a high with 51,000 housing starts in 1987 before dropping back to approximately 39,000 in 1989.

Within Metropolitan Toronto in 1989, the City of Toronto, which has 27.9% of all households, contains 14.1% of the single detached stock, 39.7% of the single attached and 32.6% of the rental apartments. The outer three municipalities have the highest concentration of single detached being 28.5%, 24.5% and 20.5% of total in Scarborough, North York and Etobicoke, respectively.

Households by type in Metropolitan Toronto for 1989 shows the following distribution in descending order: apartments 33.8%, single detached 30.3%, single attached 11.0%, condominiums 10.8%, plexes 10.7% and others 3.4%.

Household size in Metropolitan Toronto has dropped from 3.76 persons per household in 1961 to 3.32 in 1971, 2.71 in 1981 and 2.64 in 1986. In the Metropolitan Region, the drop has been from 3.78 persons per household in 1961 to 2.82 in 1986.

The inventory of assisted housing in relation to the municipal total housing stock of early 1990 shows the greatest concentration in Scarborough, 8.5%, followed by Toronto, 7.7%, North York 7.3%, and York, 6.9% (see Table #3.5)

The household distribution by size in Metropolitan Toronto for 1989 was 28.3% one person, 31.5% two person, 15.7% three person, 14.9% four person, 6.4% five person, 2.2% six person, 0.6% seven person and 0.4% eight plus persons households.

Housing prices have increased in the Metropolitan Toronto Area between 1982 and 1989 by 186.6%, and between 1986 and 1989 by 104.8%. The house price in Metropolitan Toronto in 1989 reached an average of $273,698.

The more detailed description of these characteristics are contained in the Tables on pages 3.1 to 3.10.

DWELLING STARTS AND COMPLETIONS, METROPOLITAN TORONTO, AREA MUNICIPALITIES AND REGIONS, ANNUALLY, 1976 PLUS

STARTS

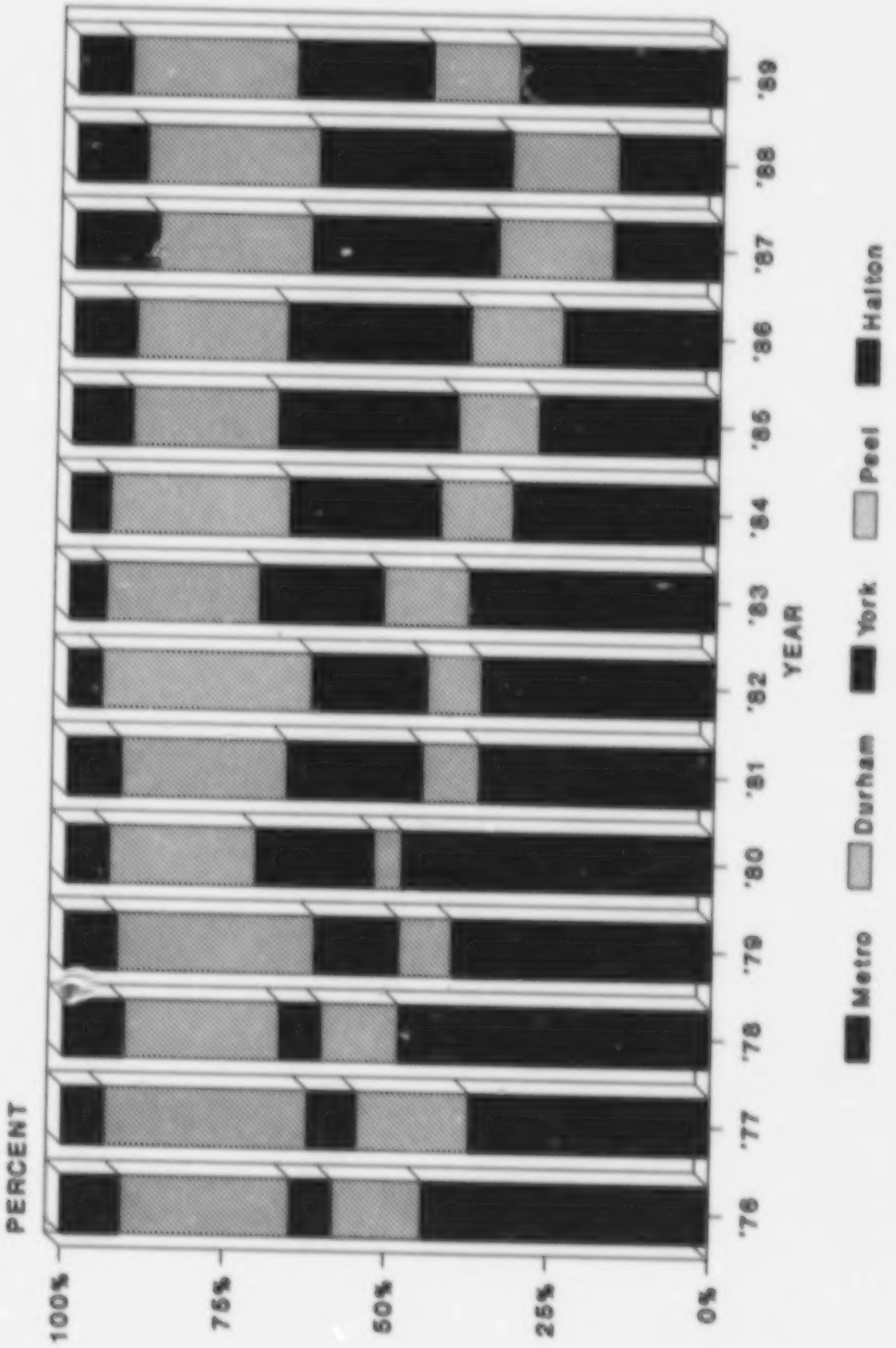
AREA	1976	1977	1978	1979	1980	1981	1982	1983	1984	1985	1986	1987	1988	1989
Toronto	2,148	4,165	2,684	2,557	3,360	2,266	1,866	2,618	1,504	3,201	3,591	3,499	3,970	3,067
York	609	113	368	170	718	234	704	36	202	356	234	376	96	832
East York	110	66	168	20	26	19	148	19	273	127	113	345	69	951
Etobicoke	1,178	1,764	1,423	985	1,052	1,749	703	1,070	426	1,193	231	1,293	1,034	912
North York	2,217	2,379	3,308	1,617	1,961	2,053	2,162	1,262	660	1,312	622	3,043	1,786	1,260
Scarborough	5,406	5,989	5,978	2,917	2,266	2,714	2,874	4,538	2,936	3,273	2,510	2,838	4,448	4,346
Metropolitan Toronto	11,659	14,476	13,929	8,266	9,383	9,035	8,457	9,543	6,001	9,462	7,301	11,394	11,865	11,368
Durham	5,485	4,023	3,000	1,503	1,113	2,910	2,141	3,088	2,806	3,644	5,594	7,965	7,106	6,483
York	1,736	1,906	3,323	5,290	3,664	5,633	3,307	5,873	6,029	8,271	11,795	14,164	8,613	9,176
Peel	10,050	9,661	7,342	6,379	6,572	9,023	5,346	7,308	4,965	6,089	9,672	12,164	11,778	8,758
Halton	2,366	2,503	2,118	2,729	1,323	2,096	1,030	1,349	1,815	2,700	3,816	5,600	3,984	3,367
Four Regions	19,637	18,093	15,783	15,901	12,672	19,661	11,824	17,618	15,615	20,704	30,877	39,893	31,518	27,784
Metropolitan Region	31,296	32,569	29,712	24,167	22,055	28,696	20,281	27,161	21,616	30,166	38,178	51,287	43,383	39,152

COMPLETIONS

AREA	1976	1977	1978	1979	1980	1981	1982	1983	1984	1985	1986	1987	1988	1989
Toronto	2,659	1,282	3,649	3,217	4,060	2,480	3,094	2,434	2,062	1,970	2,312	3,361	2,082	4,236
York	1,317	537	612	370	38	656	524	608	54	155	383	221	41	456
East York	252	62	49	177	36	26	21	150	20	206	220	21	347	69
Etobicoke	2,000	2,693	1,507	1,032	1,979	1,131	1,061	497	929	471	1,094	464	114	1,969
North York	3,830	2,446	2,099	3,308	2,826	2,114	1,589	1,704	1,794	727	719	1,108	988	3,544
Scarborough	4,759	4,798	7,006	5,246	4,927	2,433	1,742	5,354	3,425	2,649	2,663	1,758	2,596	3,403
Metropolitan Toronto	14,817	11,818	14,922	13,350	13,858	8,846	8,031	10,746	8,284	6,178	7,391	6,933	6,168	13,677
Durham	4,712	5,589	3,724	2,636	1,898	2,188	2,014	3,781	2,976	2,865	4,327	7,364	6,436	5,561
York	2,198	2,399	1,960	4,477	5,248	5,075	3,936	5,362	6,068	6,166	8,623	11,942	11,400	9,100
Peel	8,786	10,037	7,497	10,836	6,011	9,243	7,163	6,702	7,293	5,064	7,064	9,903	10,318	11,217
Halton	3,041	2,029	2,862	2,786	1,871	2,036	1,242	1,554	1,589	2,058	2,696	5,276	4,133	3,801
Four Regions	18,737	20,054	16,043	20,736	15,028	18,541	14,355	17,399	17,926	16,152	22,710	34,485	32,286	29,679
Metropolitan Region	33,554	31,872	30,965	34,086	28,886	27,387	22,386	28,144	26,210	22,332	30,101	41,418	38,456	43,356

Source: Canada Mortgage and Housing Corporation
Monthly Ontario Housing Market Reports

DWELLING COMPLETIONS, METROPOLITAN TORONTO AND FOUR OUTER REGIONS ANNUALLY 1976 PLUS



PERSONS AND OCCUPIED UNITS BY TENURE, BY SIX MAJOR HOUSING GROUPS
METROPOLITAN TORONTO AND AREA MUNICIPALITIES, 1989

	HOUSING UNITS							PERSONS							PERSONS PER UNIT		
	OWNED		RENTED		TOTAL			OWNED		RENTED		TOTAL			OWNED	RENTED	TOTAL
	#	%	#	%	#	% A	% D	#	%	#	%	#	% A	% D	#	#	#
TORONTO																	
Single Detached	32,701	91.3	3,137	8.7	35,838	100.0	13.6	92,338	90.7	9,471	9.3	101,809	100.0	17.2	2.8	3.0	2.8
Single Attached	30,654	83.9	5,881	16.1	36,535	100.0	13.8	83,875	81.5	19,067	18.5	102,942	100.0	17.3	2.7	3.2	2.8
Row/Apt. Condo	9,407	47.4	10,457	52.6	19,864	100.0	7.5	15,765	45.5	18,867	54.5	34,632	100.0	5.8	1.7	1.8	1.7
Plexes	26,239	44.3	33,042	55.7	59,281	100.0	22.4	79,173	50.8	76,582	49.2	155,755	100.0	26.2	3.0	2.3	2.6
Apartments	181	0.2	92,399	99.8	92,580	100.0	34.9	250	0.2	147,785	99.8	148,035	100.0	24.9	1.4	1.6	1.6
Col. & Other	1,918	9.2	18,833	90.8	20,751	100.0	7.8	5,590	11.0	45,288	89.0	50,878	100.0	8.6	2.9	2.4	2.5
TOTAL	101,170	38.2	163,779	61.8	264,949	100.0	100.0	276,991	46.6	317,060	53.4	594,051	100.0	100.0	2.7	1.9	2.2
YORK																	
Single Detached	15,680	91.2	1,520	8.8	17,200	100.0	31.9	44,255	90.4	4,699	9.6	48,954	100.0	37.3	2.8	3.1	2.8
Single Attached	4,082	88.8	515	11.2	4,597	100.0	8.5	12,694	88.3	1,680	11.7	14,374	100.0	10.9	3.1	3.3	3.1
Row/Apt. Condo	2,317	70.5	971	29.5	3,288	100.0	6.1	3,990	68.1	1,872	31.9	5,862	100.0	4.5	1.7	1.9	1.8
Plexes	3,017	39.8	4,559	60.2	7,576	100.0	14.1	8,943	44.1	11,319	55.9	20,262	100.0	15.4	3.0	2.5	2.7
Apartments	52	0.3	19,518	99.7	19,570	100.0	36.5	87	0.3	36,439	99.7	36,526	100.0	27.8	1.7	1.9	1.9
Col. & Other	232	14.1	1,414	85.9	1,646	100.0	3.1	731	13.4	4,724	86.6	5,455	100.0	4.1	3.2	3.3	3.3
TOTAL	25,380	47.1	28,504	52.9	53,884	100.0	100.0	70,710	53.8	60,703	46.2	131,413	100.0	100.0	2.8	2.1	2.4
EAST YORK																	
Single Detached	13,332	92.9	1,012	7.1	14,344	100.0	33.2	33,670	92.0	2,927	8.0	36,597	100.0	38.3	2.5	2.9	2.6
Single Attached	3,405	89.2	411	10.8	3,816	100.0	8.8	9,206	88.0	1,254	12.0	10,460	100.0	10.9	2.7	3.1	2.7
Row/Apt. Condo	1,548	77.5	450	22.5	1,998	100.0	4.6	3,043	73.8	1,083	26.2	4,126	100.0	4.3	2.0	2.4	2.1
Plexes	1,477	51.2	1,408	48.8	2,885	100.0	6.7	3,585	55.7	2,847	44.3	6,432	100.0	6.7	2.4	2.0	2.2
Apartments	8	0.0	19,487	100.0	19,495	100.0	45.1	12	0.0	35,691	100.0	35,703	100.0	37.3	1.5	1.8	1.8
Col. & Other	104	14.5	614	85.5	718	100.0	1.6	319	13.6	2,025	86.4	2,344	100.0	2.5	3.1	3.3	3.3
TOTAL	19,874	45.9	23,382	54.1	43,256	100.0	100.0	49,835	52.1	45,827	47.9	95,662	100.0	100.0	2.5	2.0	2.2
ETOBICOKE																	
Single Detached	49,650	94.8	2,708	5.2	52,358	100.0	46.2	146,711	94.4	8,770	5.6	155,481	100.0	52.7	3.0	3.2	3.0
Single Attached	3,514	59.2	2,425	40.8	5,939	100.0	5.2	11,763	56.8	8,933	43.2	20,696	100.0	7.0	3.3	3.7	3.5
Row/Apt. Condo	9,205	64.1	5,154	35.9	14,359	100.0	12.7	20,306	62.3	12,312	37.7	32,618	100.0	11.0	2.2	2.4	2.3
Plexes	1,348	25.0	4,052	75.0	5,400	100.0	4.8	3,337	27.2	8,943	72.8	12,280	100.0	4.2	2.5	2.2	2.3
Apartments	44	0.1	33,336	99.9	33,380	100.0	29.5	113	0.2	67,985	99.8	68,098	100.0	23.1	2.6	2.0	2.0
Col. & Other	240	13.3	1,567	86.7	1,807	100.0	1.6	671	11.6	5,108	88.4	5,779	100.0	2.0	2.8	3.3	3.2
TOTAL	63,999	56.5	49,242	43.5	113,241	100.0	100.0	182,901	62.0	112,057	38.0	294,958	100.0	100.0	2.8	2.3	2.6
NORTH YORK																	
Single Detached	58,056	92.9	4,447	7.1	62,503	100.0	31.5	180,721	92.3	15,001	7.7	195,722	100.0	36.0	3.1	3.4	3.1
Single Attached	17,766	73.7	6,343	26.3	24,109	100.0	12.2	62,744	72.7	23,557	27.3	86,301	100.0	15.9	3.5	3.7	3.6
Row/Apt. Condo	20,252	74.4	6,982	25.6	27,234	100.0	13.7	46,335	69.5	20,310	30.5	66,645	100.0	12.3	2.3	2.9	2.4
Plexes	2,106	33.6	4,155	66.4	6,261	100.0	3.2	5,830	34.9	10,856	65.1	16,686	100.0	3.1	2.8	2.6	2.7
Apartments	24	0.0	75,429	100.0	75,453	100.0	38.1	48	0.0	164,577	100.0	164,625	100.0	30.4	2.0	2.2	2.2
Col. & Other	233	8.8	2,416	91.2	2,649	100.0	1.3	640	5.2	11,812	94.8	12,452	100.0	2.3	2.8	4.9	4.7
TOTAL	98,437	49.7	99,772	50.3	198,209	100.0	100.0	296,330	54.6	246,410	45.4	542,742	100.0	100.0	3.0	2.5	2.7
SCARBOROUGH																	
Single Detached	67,987	93.7	4,571	6.3	72,558	100.0	43.5	212,958	93.0	16,119	7.0	229,077	100.0	48.5	3.1	3.5	3.2
Single Attached	13,120	77.1	3,890	22.9	17,010	100.0	10.2	43,204	74.3	14,962	25.7	58,166	100.0	12.3	3.3	3.8	3.4
Row/Apt. Condo	14,849	62.6	8,861	37.4	23,710	100.0	14.2	34,205	59.3	23,435	40.7	57,640	100.0	12.2	2.3	2.6	2.4
Plexes	4,668	57.9	3,394	42.1	8,062	100.0	5.1	14,472	59.5	9,871	40.5	24,343	100.0	5.2	2.9	2.7	3.0
Apartments	18	0.0	43,806	100.0	43,824	100.0	26.2	42	0.0	96,208	100.0	96,250	100.0	20.4	2.3	2.2	2.2
Col. & Other	136	10.1	1,206	89.9	1,342	100.0	0.8	340	5.2	6,175	94.8	6,515	100.0	1.4	2.5	5.1	4.9
TOTAL	101,081	60.6	65,744	39.4	166,825	100.0	100.0	305,240	64.7	166,787	35.3	472,029	100.0	100.0	3.0	2.5	2.8
METROPOLITAN TORONTO																	
Single Detached	237,313	93.2	17,395	6.8	254,708	100.0	30.3	710,660	92.6	56,986	7.4	767,646	100.0	36.0	3.0	3.3	3.0
Single Attached	70,544	78.8	18,471	21.2	89,015	100.0	11.0	223,505	76.3	69,473	23.7	292,978	100.0	13.7	3.1	3.6	3.2
Row/Apt. Condo	57,578	63.7	32,875	36.3	90,453	100.0	10.8	123,644	61.4	77,879	38.6	201,523	100.0	9.5	2.1	2.4	2.2
Plexes	38,145	43.5	49,520	56.5	87,665	100.0	10.7	115,340	48.9	120,421	51.1	235,761	100.0	11.1	3.0	2.4	2.7
Apartments	387	0.1	283,752	99.9	284,139	100.0	33.8	562	0.1	548,953	99.9	549,515	100.0	25.8	1.5	1.9	1.9
Col. & Other	2,863	9.9	26,050	90.1	28,913	100.0	3.4	8,299	9.9	75,132	90.1	83,431	100.0	3.9	2.9	2.9	2.9
TOTAL	409,950	48.8	430,413	51.2	840,363	100.0	100.0	1,182,011	55.5	948,844	44.5	2,130,855	100.0	100.0	2.9	2.2	2.5

A = Across D = Down
Source: Housing Data Bank, P4.00

HOUSEHOLD SIZE AND FAMILY SIZE
METROPOLITAN TORONTO, REGIONS, ONTARIO AND CANADA
QUINQUENNIALLY 1961 PLUS

AREA	PPH* PPF*	1961	1966	1971	1976	1981	1986
METROPOLITAN TORONTO	PPH	3.76	3.64	3.32	2.98	2.71	2.64
	PPF	N/A	N/A	4.03	3.93	3.12	3.04
DURHAM	PPH	3.77	3.79	3.23	3.36	3.08	3.01
	PPF	4.11	4.20	3.62	3.86	3.31	3.22
YORK	PPH	3.86	3.90	3.71	3.47	3.22	3.29
	PPF	N/A	N/A	4.07	3.87	3.35	3.34
PEEL	PPH	3.89	3.95	3.72	3.43	3.23	3.16
	PPF	4.02	4.15	4.01	3.86	3.38	3.30
HALTON	PPH	3.88	3.91	3.67	3.36	3.08	2.98
	PPF	4.07	4.18	4.00	3.82	3.33	3.22
FOUR OUTER REGIONS	PPH	3.84	3.88	3.57	3.40	3.16	3.12
	PPF	N/A	N/A	3.91	3.85	3.35	3.28
METROPOLITAN REGION	PPH	3.78	3.70	3.38	3.11	2.86	2.82
	PPF	3.94	4.06	4.00	3.90	3.21	3.14
ONTARIO	PPH	3.78	3.70	3.39	3.07	2.85	2.77
	PPF	3.64	3.71	3.59	3.39	3.22	3.14
CANADA	PPH	3.98	3.85	3.48	3.13	2.87	2.76
	PPF	3.88	3.91	3.72	3.45	3.26	3.15

* PPH - Persons per Household

** PPF - Persons per Family

Persons in Households/Total Number of Households
Persons in Families/Total Number of Families in Private Households

Source: Statistics Canada

SOCIAL HOUSING INVENTORY, GEARED-TO-INCOME UNITS UNDER MANAGEMENT AND DEVELOPMENT, METROPOLITAN TORONTO AND AREA MUNICIPALITIES (as of Feb. 20, 1990)

HOUSING PROGRAM NAME	Toronto	York	East York	Etobicoke	North York	Scarborough	Metropolitan Total
Accelerated Rental (OMC)-RS				30	66	58	154
ARP 75 - RS						60	60
Can/Ont Rent Supply-CORSP-RS	40			20		44	104
Community Integrated -OMC-RS	139				66		205
Convert-to-Rent - RS	128					2	130
Lim Div-Mun-RS/MTHA only	669	42	200	791	453	609	2,764
Limited Dividend - Entre - RS	9		31		205	105	350
Ont Rent Const Loan-ORCL-RS					18	10	28
Regular Rent Supplement	951	149	79	189	550	526	2,444
Renterprise -RS	124						124
SubTotal - Rent Supplement	2,060	191	310	1,030	1,358	1,414	6,363
Cooperatives 1973 - CSHP	527	2		8	12	99	648
Cooperatives 1978 - OCHAP	53	33		19	47	74	226
Cooperatives 1986 - CORE (FP)	192			113	34	121	460
Cooperative - Index Linked-RS	42				63	142	247
Munic Non Profit 1973 - CSHP	1,506	3	2	32	45		1,588
Munic Non Profit 1978	729	121		104	44	41	1,039
Munic Non Profit 1986-CORE (FP)	1,096	110	219		106	276	1,807
Munic Non Profit - P3600		200					200
Munic Non Profit - Homes Now	197						197
Priv Non Profit 1973 - CSHP	127	67	28	50		194	466
Priv Non Profit 1978 - OCHAP	611	25	57	85	315	154	1,247
Priv Non Prof 1986 - CORE (FP)	1,174	181		106	429	318	2,208
Priv Non Profit - P3000	307	22		16	33	20	398
Priv Non Profit - P3600	31						31
Subtotal - Non Profits	6,592	764	306	533	1,128	1,439	10,762
OHC - Owned-Pre 1979 & (F/P)	9,411	1,430	304	2,892	6,990	8,084	29,111
OHC - Owned - Prov Assist					247		247
Subtotal - OHC Owned	9,411	1,430	304	2,892	7,237	8,084	29,358
Municipal Assisted - MTHCL	2,213	1,310	254	1,106	4,742	3,277	12,902
GRAND TOTAL	20,276	3,695	1,174	5,561	14,465	14,214	59,385
NUMBER OF HOUSEHOLDS**	264,948	53,884	43,256	113,241	198,209	166,825	840,363
% of Assisted Units over Households	7.7	6.9	2.7	4.9	7.3	8.5	7.1

** based from 1989 Housing Data Bank Report Program P4.10

Source: Ministry of Housing, Province of Ontario

SOCIAL HOUSING INVENTORY, TOTAL UNITS UNDER MANAGEMENT AND DEVELOPMENT, METROPOLITAN TORONTO AND AREA MUNICIPALITIES
(as of April 9, 1990)

HOUSING PROGRAM NAME	Toronto	York	East York	Etobi-coke	North York	Scarbo-rough	Metropolitan Total
Accelerated Rental (OMC)				320	260	224	804
ARP 75						573	573
Can/Ont Rent Supply-CORSP	309			253		230	792
Can Rental Supply Plan-CRSP	628			299	437		1,364
Community Integrated -OMC	556				266		822
Convert-to-Rent	892	22	10	11	65	39	1,039
Lim Dividend - Mun	689	42	200	791	453	609	2,784
Limited Dividend - PNP	1,320	7		101	832		2,260
Limited Dividend - Entre	2,854	260	240	1,991	6,118	4,983	16,446
Low-Rise Rehabilitation	885	681	287	617	279	152	2,901
Ont Rent Const Loan-ORCL	10				757	238	1,005
Regular Rent Supplement	964	149	80	178	542	523	2,436
Renterprise -RS	166						166
SubTotal - Rent Supplement	9,245	1,181	817	4,471	9,009	7,571	32,294
Cooperatives 1973	1,547	6		33	50	332	1,968
Cooperatives 1978	2,001	226	50	516	390	1,939	5,122
Cooperatives 1986	390			282	83	276	1,031
Cooperative - Index Linked MTG	84	140			140	292	656
Municipal Non Profit 1973	3,153	3	2	128	172		3,458
Municipal Non Profit 1978	2,648	483		416	176	165	3,888
Municipal Non Profit 1986	1,353	210	219		130	276	2,188
Municipal Non Profit - P3600		200					200
Munic Non Profit - Homes Now	238						238
Priv Non Profit 1973	1,085	179	116	210	501	1,099	3,190
Priv Non Profit 1978	2,716	1,061	319	811	1,263	1,170	7,340
Priv Non Prof 1986	1,405	241		147	610	461	2,864
Priv Non Profit - P3000	308	22		16	33	20	399
Priv Non Profit - P3600	31						31
Priv Non Profit - Homes Now	796						796
Subtotal - Non Profits	17,757	2,771	706	2,559	3,548	6,030	33,371
OHC - Owned-Pre 1979 & (F/P) OHC - Owned - Prov Assist	9,411	1,430	304	2,892	6,990 247	8,084	29,111 247
Subtotal - OHC Owned	9,411	1,430	304	2,892	7,237	8,084	29,358
Urban Native	49		5				54
Municipal Assisted - MTHCL	2,213	1,310	254	1,106	4,742	3,277	12,902
GRAND TOTAL	38,675	6,692	2,086	11,028	24,536	24,962	107,979
NUMBER OF HOUSEHOLDS**	264,948	53,884	43,256	113,241	198,209	166,825	840,363
% of Housing Units over Households	14.6	12.4	4.8	9.7	12.4	15.0	12.8

** based from 1989 Housing Data Bank Report Program P4.10
Source: Ministry of Housing, Province of Ontario

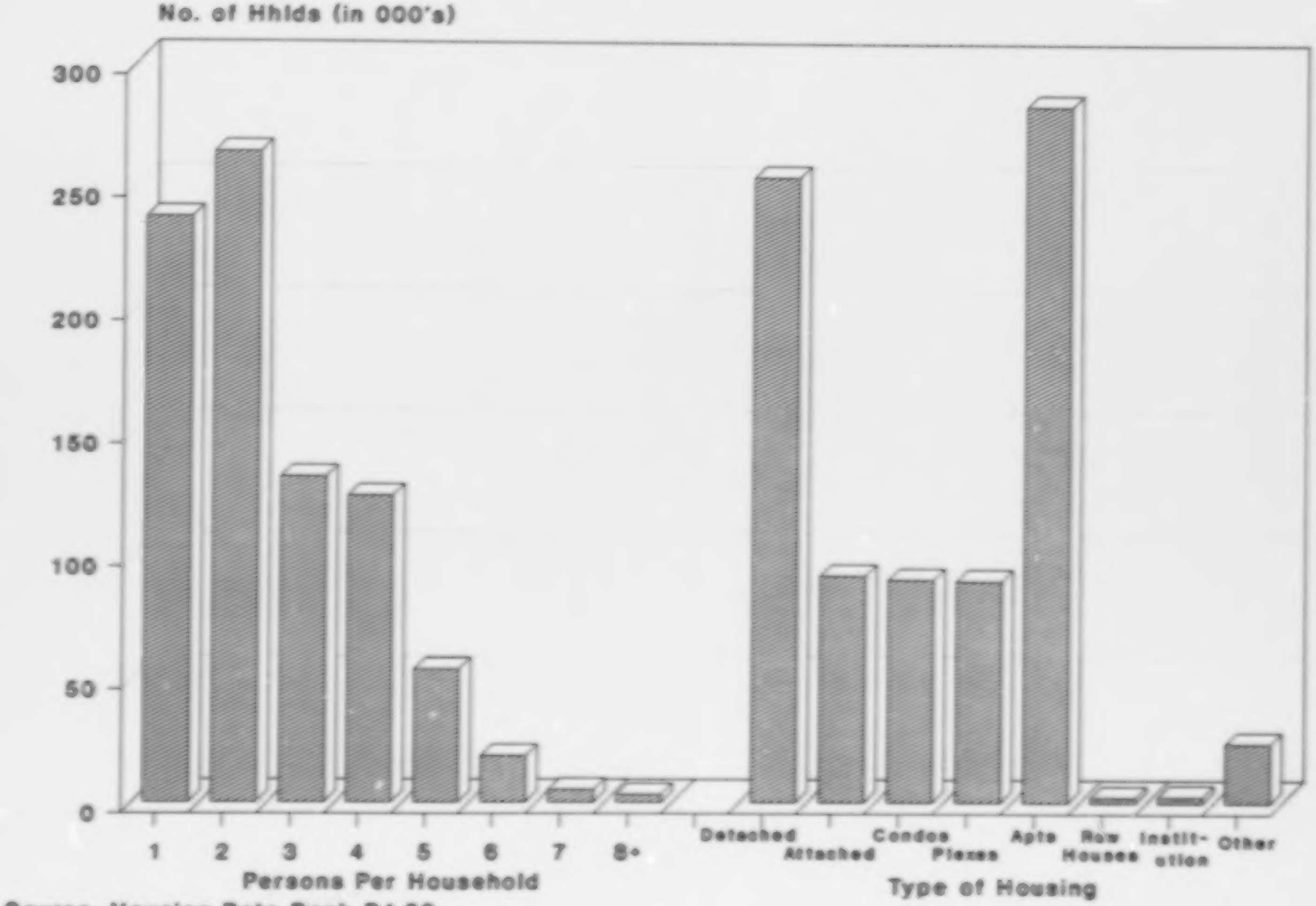
METROPOLITAN TORONTO HOUSHOLD SIZE AND TYPE CHARACTERISTICS, 1989

TYPE		HOUSEHOLDS BY NUMBER OF PERSONS 1	2	3	4	5	6	7	8	TOTAL
Single Detached	#	30,385	83,338	48,167	56,244	25,027	8,309	2,276	1,162	254,908
	% A	11.9	32.7	18.9	22.1	9.8	3.3	0.9	0.4	100.0
	% D	12.8	31.5	36.4	45.1	46.4	44.4	44.0	36.9	30.3
Single Attached	#	10,812	25,070	18,476	20,826	10,771	4,181	1,204	675	92,015
	% A	11.8	27.3	20.1	22.6	11.7	4.5	1.3	0.7	100.0
	% D	4.5	9.5	14.0	16.7	20.0	22.4	23.3	21.4	10.9
Row / Apt. Condominium	#	28,951	34,321	12,511	9,508	3,485	1,159	323	195	90,453
	% A	32.0	37.9	13.8	10.5	3.9	1.3	0.4	0.2	100.0
	% D	12.2	13.0	9.5	7.6	6.5	6.2	6.3	6.2	10.8
Plexes	#	23,147	27,543	15,732	13,418	6,311	2,516	781	517	89,965
	% A	25.7	30.6	17.5	14.9	7.0	2.8	0.9	0.6	100.0
	% D	9.7	10.4	11.9	10.8	11.7	13.4	15.1	16.4	10.7
Apartments	#	132,076	85,838	34,059	22,060	7,287	2,144	438	207	284,109
	% A	46.5	30.2	12.0	7.8	2.6	0.7	0.1	0.1	100.0
	% D	55.5	32.4	25.8	17.7	13.5	11.5	8.5	6.6	33.8
Rooming House	#	1,460	405	133	81	57	36	17	114	2,303
	% A	63.4	17.6	5.8	3.5	2.5	1.6	0.7	4.9	100.0
	% D	0.6	0.2	0.1	0.1	0.1	0.2	0.3	3.6	0.3
Institutional	#	1,576	549	98	79	21	21	8	216	2,568
	% A	61.4	21.4	3.8	3.1	0.8	0.8	0.3	8.4	100.0
	% D	0.7	0.2	0.1	0.1	0.0	0.1	0.2	6.9	0.3
Other	#	9,635	7,528	2,991	2,389	978	336	121	64	24,042
	% A	40.1	31.3	12.4	9.9	4.1	1.4	0.5	0.3	100.0
	% D	4.0	2.8	2.2	1.9	1.8	1.8	2.3	2.0	2.9
TOTAL	#	238,042	264,592	132,167	124,605	53,537	18,702	5,168	3,150	840,363
	% A	28.3	31.5	15.7	14.9	6.4	2.2	0.6	0.4	100.0
	% D	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0

A = Across D= Down

Source: Housing Data Bank - Report Program P4.90

METROPOLITAN TORONTO HOUSEHOLD SIZE AND TYPE CHARACTERISTICS, 1989

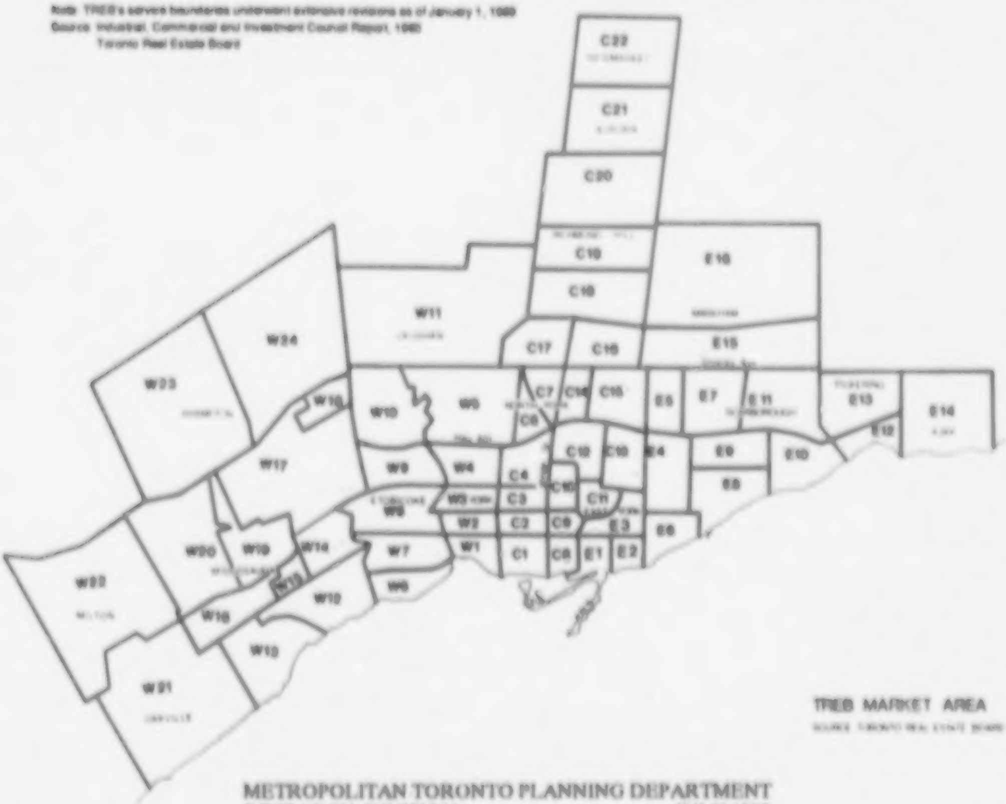


Source: Housing Data Bank P4.90

NUMBER AND AVERAGE PRICE BY DISTRICT, OF RESIDENTIAL MLS SALES
TREB MARKET AREA

1989 (12 Months)			1989 (12 Months)			1989 (12 Months)		
DISTRICT	No. Sales	Average Price	DISTRICT	No. Sales	Average Price	DISTRICT	No. Sales	Average Price
WEST			**CENTRAL**			**EAST**		
W-1	551	$270,534	C-1	475	$295,800	E-1	704	$200,773
W-2	407	$287,057	C-2	431	$384,151	E-2	889	$250,175
W-3	585	$192,893	C-3	423	$495,704	E-3	1,042	$211,252
W-4	488	$195,723	C-4	780	$429,547	E-4	852	$208,156
W-5	814	$189,501	C-6	112	$373,080	E-5	1,200	$255,087
W-6	511	$225,584	C-7	595	$301,807	E-6	450	$228,789
W-7	252	$284,015	C-8	410	$290,420	E-7	1,400	$258,501
W-8	891	$309,472	C-9	198	$721,450	E-8	887	$233,457
W-9	400	$231,887	C-10	375	$442,870	E-9	882	$228,504
W-10	893	$212,753	C-11	203	$284,434	E-10	580	$284,550
W-11	301	$381,370	C-12	320	$805,815	E-11	1,072	$221,157
W-12	743	$251,130	C-13	432	$310,098	E-12	334	$204,420
W-13	1,074	$247,853	C-14	421	$434,860	E-13	905	$247,810
W-14	860	$225,017	C-15	1,132	$295,488	E-14	1,288	$207,045
W-15	1,030	$199,444	C-16	698	$350,517	E-15	899	$204,884
W-16	1,520	$243,420	C-17	665	$331,333	E-16	1,158	$205,962
W-17	21	$208,987	C-18	730	$369,055			
W-18	404	$185,145	C-19	377	$324,480			
W-19	685	$301,421	C-20	84	$307,042			
W-20	1,487	$218,480	C-21	171	$340,911			
W-21	275	$283,824	C-22	104	$270,755			
W-22	15	$285,153						
W-23	1,050	$220,422						
W-24	820	$205,704						
	15,870	$238,833		9,244	$370,211		13,045	$247,386
			TOTAL	38,[illegible]	$273,[illegible]			

Note: TREB's service boundaries underwent extensive revisions as of January 1, 1989
Source: Industrial, Commercial and Investment Council Report, 1990
Toronto Real Estate Board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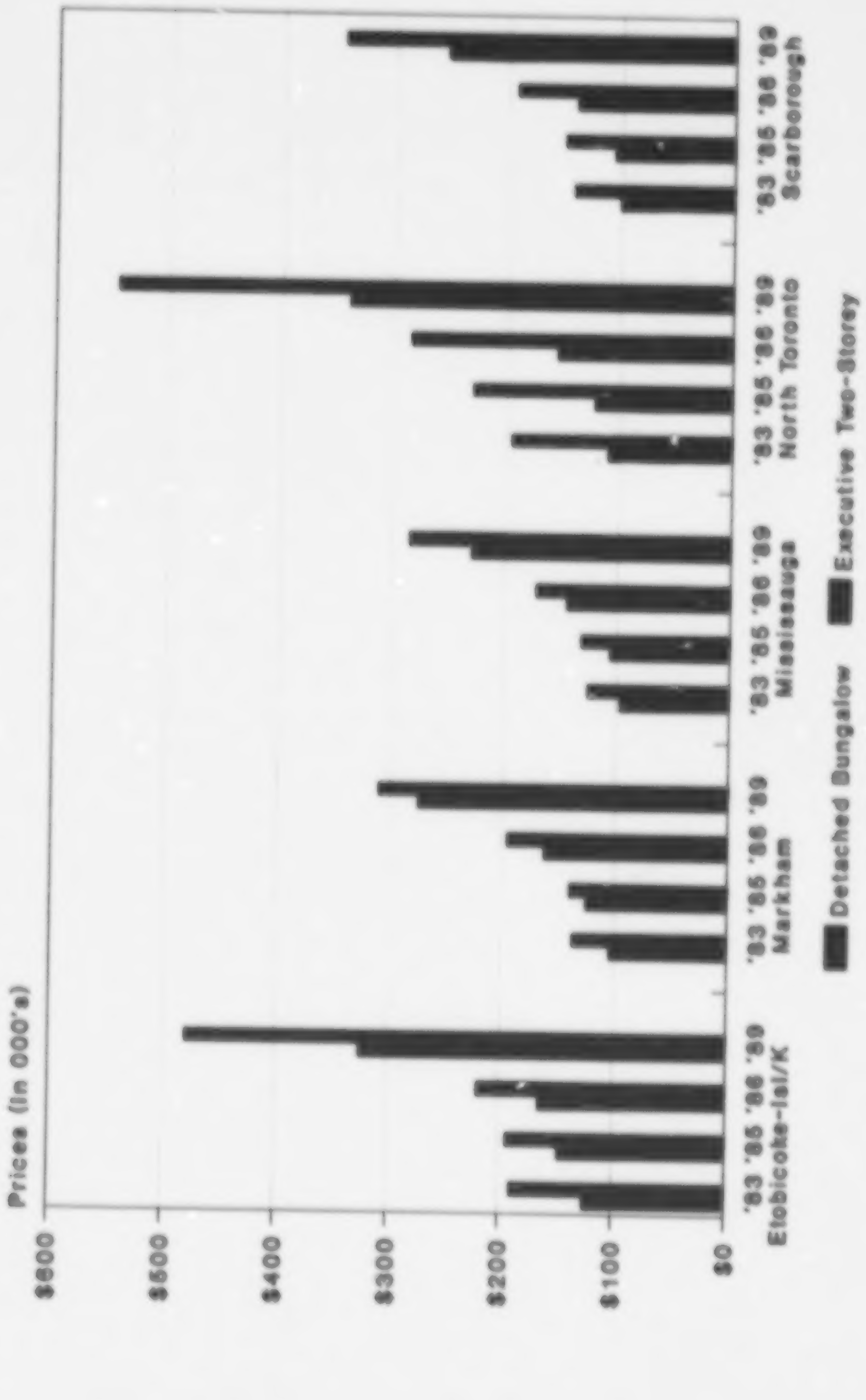
TREB MARKET AREA
SOURCE: TORONTO REAL ESTATE BOARD

COMPARISON OF HOUSE PRICES IN PARTS OF GREATER TORONTO AREA, DETACHED BUNGALOW VS. EXECUTIVE DETACHED TWO-STOREY



Source: Royal LePage

COMMERCIAL FLOOR SPACE
INVENTORY

4. COMMERCIAL FLOOR SPACE INVENTORY

Office floor space in Metropolitan Toronto has grown dramatically from 3.3 million square metres in 1971 to 11.2 million square metres in 1989. This represents an average increase of 439,000 square metres per annum and a 239% growth for the 18 year period.

During that period the downtown districts increased 132% from 1.9 million square metres to 4.4 million square metres. In the same period the midtown districts increased from 771,000 square metres to 1.7 million square metres, a 120% increase. The suburban districts increased from 649,000 square metres to 5.1 million square metres, a 686% increase. Therefore, the suburban percentage growth of office space was the largest by a wide margin.

In 1976 Metropolitan Toronto had 70.3% of the Metropolitan Region retail floor space which declined to 60.0% in 1989. However, Metropolitan Toronto grew from 4.1 million square metres to 5.9 million square metres, an increase of 1.8 million square metres.

As of 1989, Metropolitan Toronto's total inventory of industrial floor space was 28.6 million square metres or 49.7% of Metropolitan Region's total inventory of 57.6 million square metres.

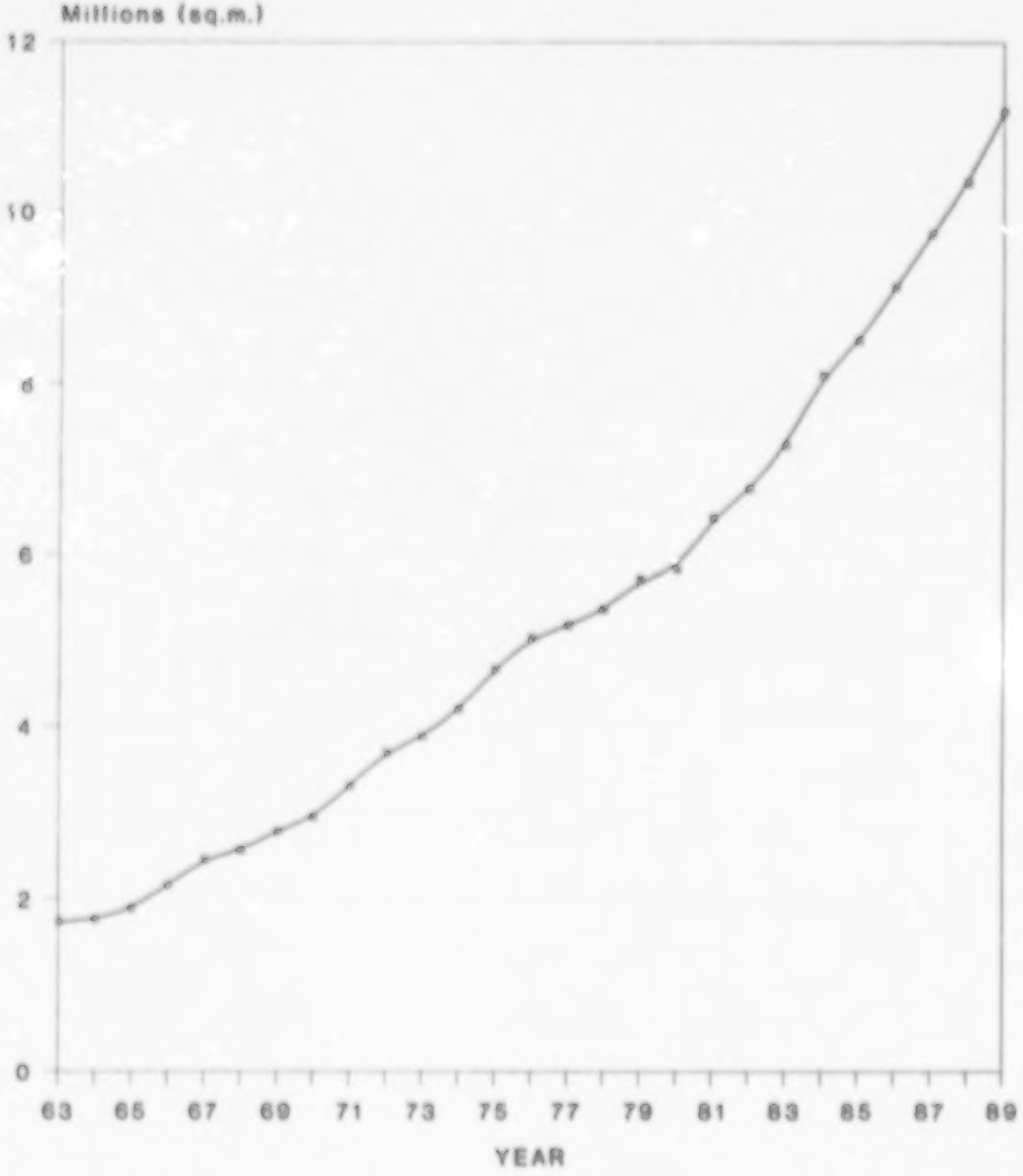
At the end of February 1990, the distribution of office floor space, by building size, in Metropolitan Toronto was 5.1% in the range 900-2,000 square metres, 24.8% in the range 2,001-10,000 square metres, 59.2% in the range 10,001-100,000 square metres and 10.9% in the range 100,001 square metres plus. The average floor area per employee was 24.7 square metres. Toronto had the most office space, 69.0%, followed by North York with 17.4%.

In 1988, 334 corporations out of 840 chose Metropolitan Toronto as their head office location. In fact, 25 of the top 58 largest companies across Canada in terms of sales or operating revenue were located in Metropolitan Toronto in 1989.

The CN tower, built in 1975, remains the tallest structure, not only in Metropolitan Toronto but in all of Canada. It stands at a height of 553 metres. The First Canadian Place, Bay Adelaide Centre, Scotia Plaza, BCE Place, Commerce Court and Toronto Dominion Tower are some of the prominent structures that have a height of more than 200 metres.

More detailed descriptions of commercial, industrial and retail space inventory are shown on pages 4.1 to 4.18.

TOTAL OFFICE SPACE, METROPOLITAN TORONTO (ANNUALLY 1963 PLUS)



Source: Toronto Office Leasing Directory
Royal LePage

KEY FACTS

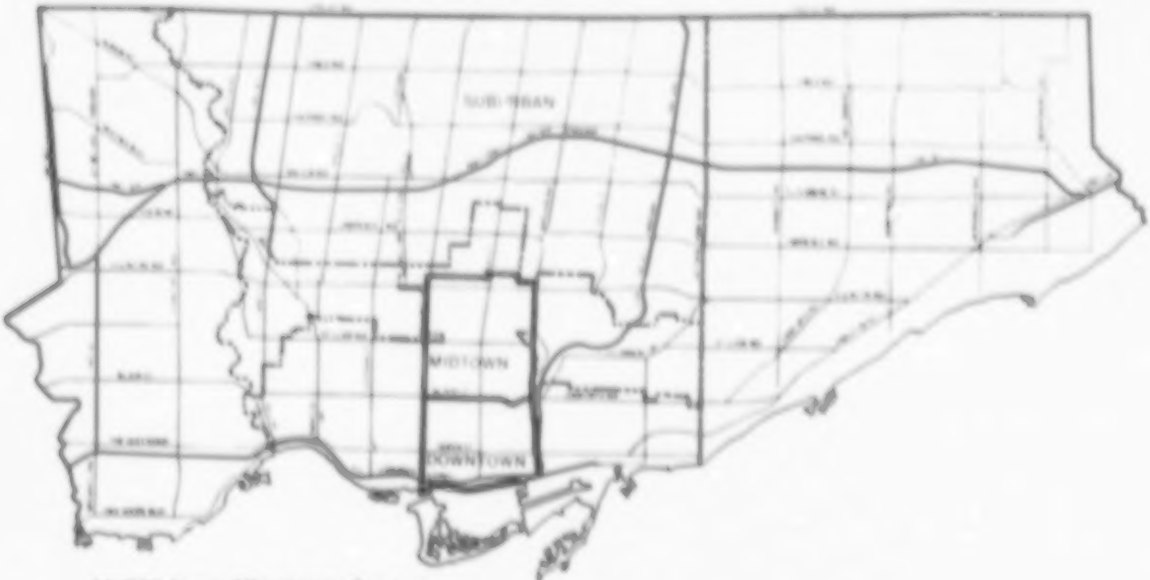
COMMERCIAL FLOOR SPACE INVENTORY

4.2

OCCUPIED AND VACANT OFFICE SPACE BY MAJOR DISTRICTS
METROPOLITAN TORONTO, 1971, 1976, 1981, 1986, 1987 and 1989
Floor Space in Square Metres

AREA	OCCUPIED	VACANT	TOTAL	TOTAL % D	OCCUPIED	VACANT	TOTAL	TOTAL % D
	1971				1976			
A. Downtown Districts	1,780,415	107,540	1,887,957	57.1	2,504,070	264,500	2,768,580	55.0
% A	94.3	5.7	100.0		90.5	9.5	100.0	
B. Midtown Districts	712,040	58,455	770,505	23.3	1,085,814	116,425	1,202,239	23.9
% A	92.4	7.6	100.0		90.3	9.7	100.0	
C. Suburban Districts	571,190	77,591	648,780	19.6	969,074	99,249	1,068,323	21.2
% A	88.0	12.0	100.0		90.7	9.3	100.0	
METROPOLITAN TOTAL	3,063,632	243,588	3,307,220	100.0	4,554,907	480,084	5,034,931	100.0
% A	92.6	7.4	100.0		90.5	9.5	100.0	
	1981				1986			
A. Downtown Districts	3,132,885	79,736	3,212,621	49.9	3,671,115	313,835	3,985,030	43.6
% A	97.5	2.5	100.0		92.1	7.9	100.0	
B. Midtown Districts	1,292,949	8,351	1,301,299	20.1	1,438,272	124,740	1,563,012	17.1
% A	99.4	0.6	100.0		92.0	8.0	100.0	
C. Suburban Districts	1,802,212	130,642	1,932,854	30.0	3,213,624	369,658	3,583,282	39.2
% A	93.2	6.8	100.0		89.7	10.3	100.0	
METROPOLITAN TOTAL	6,217,245	217,729	6,434,974	100.0	8,323,011	808,303	9,131,314	100.0
% A	96.6	3.4	100.0		91.1	8.9	100.0	
	1987				1989			
A. Downtown Districts	4,024,242	153,823	4,178,065	42.7	4,158,800	281,650	4,440,450	39.7
% A	96.3	3.7	100.0		93.7	6.3	100.0	
B. Midtown Districts	1,559,071	50,174	1,609,245	16.5	1,590,429	62,411	1,652,840	14.8
% A	96.9	3.1	100.0		96.3	3.7	100.0	
C. Suburban Districts	3,622,491	368,882	3,991,373	40.8	4,444,827	644,395	5,089,222	45.5
% A	90.8	9.2	100.0		87.3	12.7	100.0	
METROPOLITAN TOTAL	9,205,824	572,879	9,778,703	100.0	10,194,063	988,456	11,182,519	100.0
% A	94.1	5.9	100.0		91.2	8.8	100.0	

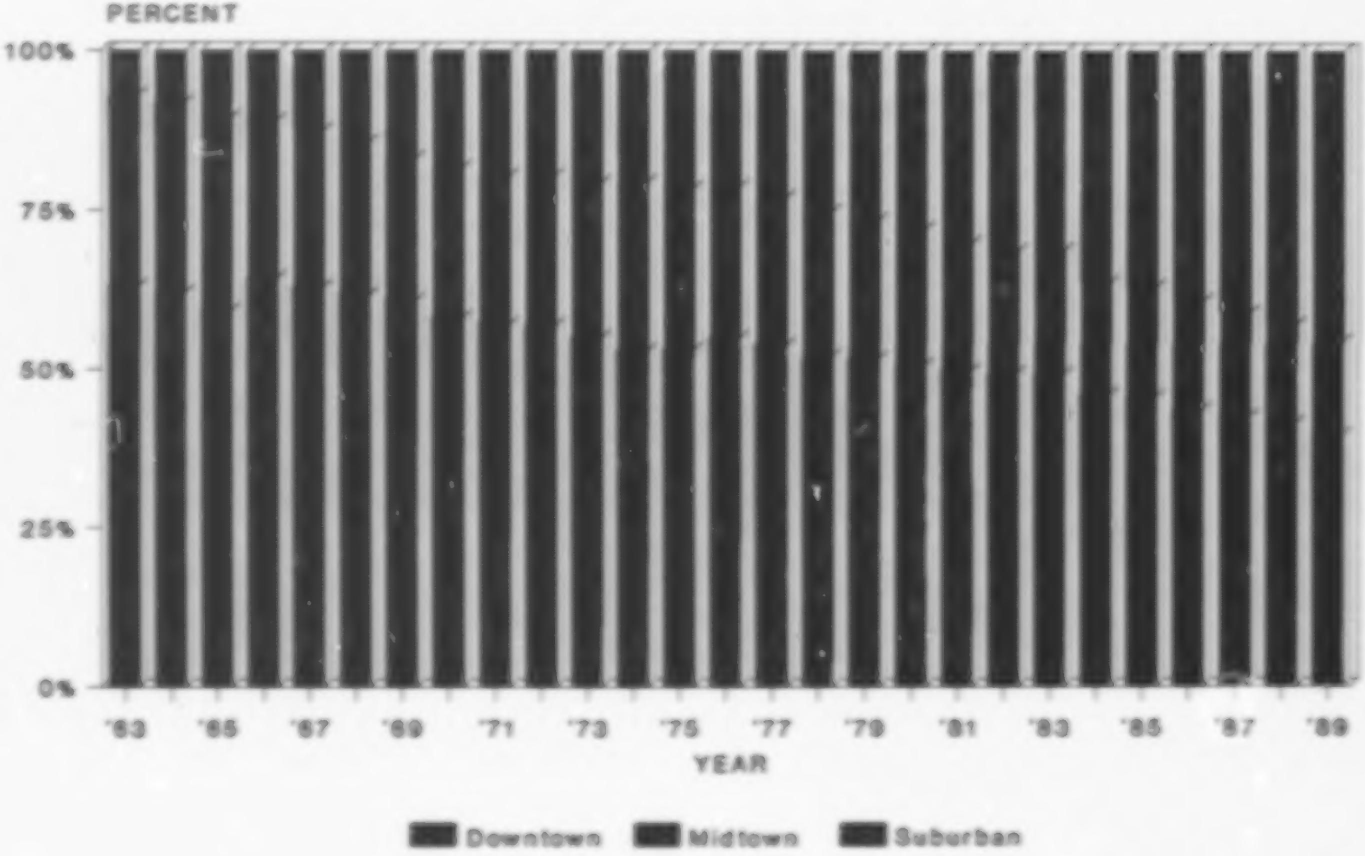
SOURCE: Toronto Office Leasing Directory
Royal LePage



SOURCE: Toronto Office Leasing Directory
Royal LePage

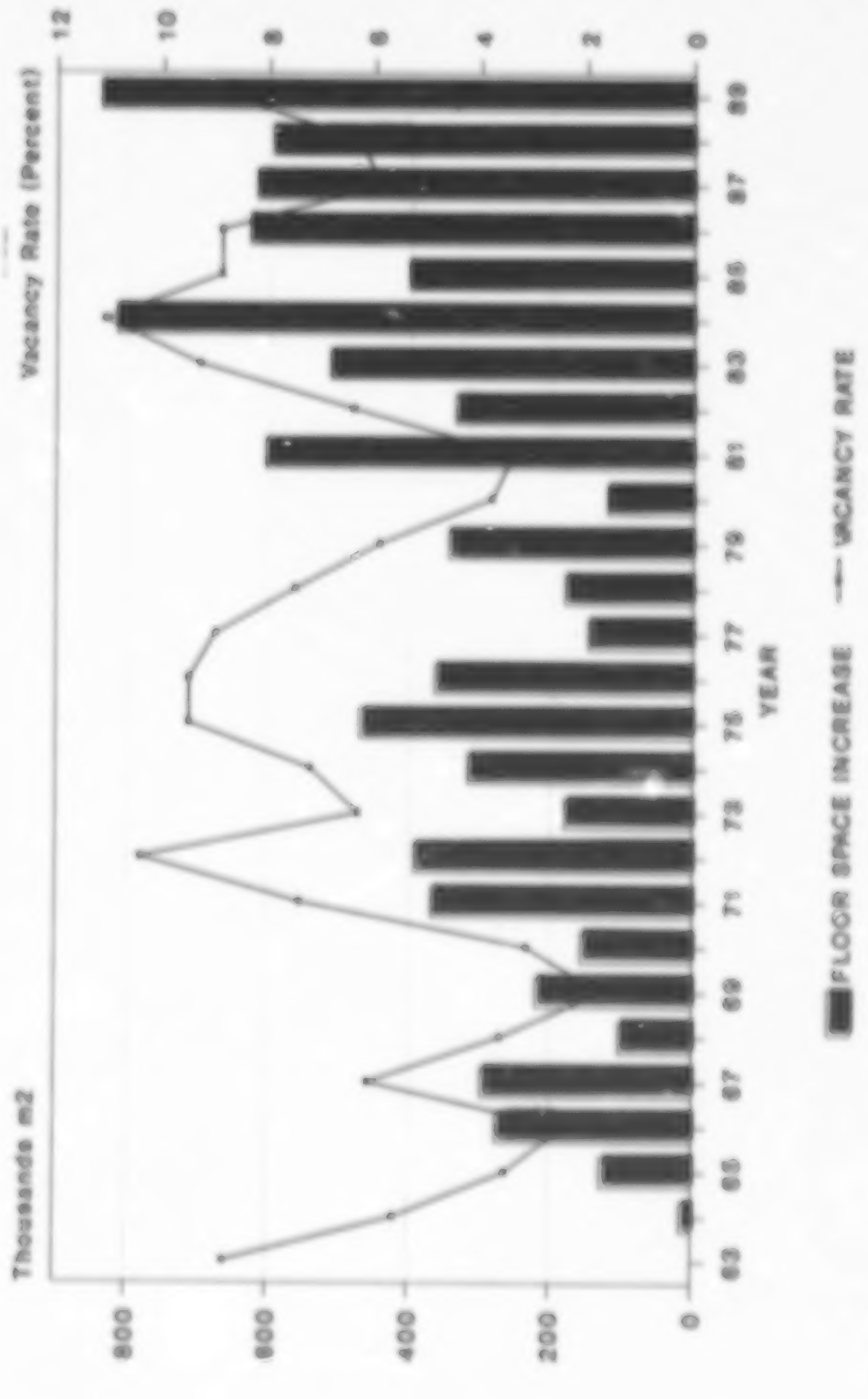
METROPOLITAN TORONTO PLANNING DEPARTMENT
RESEARCH DIVISION JULY 1990

PERCENTAGE BREAKDOWN OF TOTAL OFFICE SPACE BY MAJOR DISTRICTS, METROPOLITAN TORONTO (ANNUALLY 1963 PLUS)



Source: Toronto Office LePage Directory
Royal LePage

TOTAL OFFICE FLOOR SPACE INCREASE AND VACANCY RATE, METROPOLITAN TORONTO (ANNUALLY 1963 PLUS)



Source: Toronto Office LePage Directory
Royal LePage

TOTAL FLOOR SPACE AND EMPLOYMENT BY FOUR BUILDING SIZES, METROPOLITAN TORONTO, AREA MUNICIPALITIES AND CENTRAL AREA (PD1), 1990

	500-2,000 sq.m.	2,001-10,000 sq.m.	10,001-100,000 sq.m.	100,001+ sq.m.	TOTAL
CENTRAL AREA (in PD1)					
# of Buildings	101	192	144	8	445
Office Floor Space	214,532	889,319	3,964,400	1,102,259	6,170,510
Office Employment	10,460	36,807	146,876	43,232	237,375
Floor Space/Employee	20.5	24.2	27.0	25.5	26.0
% Floor Space Across	3.5	14.4	64.2	17.9	100.0
% Floor Space Down	39.7	33.6	62.9	100.0	58.0
REST OF TORONTO					
# of Buildings	132	60	25	0	217
Office Floor Space	130,173	445,076	590,505	0	1,176,717
Office Employment	7,104	19,406	21,930	0	48,440
Floor Space/Employee	18.3	23.0	27.2	0.0	24.3
% Floor Space Across	11.0	37.8	50.5	0.0	100.0
% Floor Space Down	25.2	16.8	9.4	0.0	11.0
YORK					
# of Buildings	5	9	1	0	15
Office Floor Space	7,711	29,637	41,020	0	78,368
Office Employment	279	1,647	2,353	0	4,279
Floor Space/Employee	27.6	18.0	17.4	0.0	18.3
% Floor Space Across	9.8	37.8	52.3	0.0	100.0
% Floor Space Down	1.4	1.1	0.6	0.0	0.7
EAST YORK					
# of Buildings	13	17	2	0	32
Office Floor Space	16,694	71,521	35,146	0	123,361
Office Employment	619	2,823	1,505	0	4,947
Floor Space/Employee	27.0	25.3	23.3	0.0	24.9
% Floor Space Across	13.5	58.0	28.5	0.0	100.0
% Floor Space Down	3.1	2.7	0.6	0.0	1.2
ETOBICOKE					
# of Buildings	34	71	12	0	117
Office Floor Space	43,192	305,620	244,330	0	593,142
Office Employment	2,272	13,280	10,670	0	26,222
Floor Space/Employee	19.0	23.0	22.9	0.0	22.6
% Floor Space Across	7.3	51.5	41.2	0.0	100.0
% Floor Space Down	8.0	11.6	3.9	0.0	5.6
NORTH YORK					
# of Buildings	52	157	56	0	265
Office Floor Space	74,060	670,670	1,109,040	0	1,853,967
Office Employment	4,775	30,421	47,985	0	83,181
Floor Space/Employee	15.5	22.0	23.1	0.0	22.3
% Floor Space Across	4.0	36.2	59.8	0.0	100.0
% Floor Space Down	13.7	25.7	17.5	0.0	17.4
SCARBOROUGH					
# of Buildings	35	54	17	0	107
Office Floor Space	47,852	221,780	370,884	0	640,516
Office Employment	2,700	10,774	13,286	0	26,760
Floor Space/Employee	17.7	20.6	27.9	0.0	23.9
% Floor Space Across	7.5	34.6	57.9	0.0	100.0
% Floor Space Down	8.9	8.4	5.9	0.0	6.0
METROPOLITAN TORONTO					
# of Buildings	372	560	257	8	1,197
Office Floor Space	540,203	2,643,521	6,298,096	1,102,259	10,645,040
Office Employment	30,315	115,158	247,207	43,232	431,082
Floor Space/Employee	18.1	23.0	25.5	25.5	24.7
% Floor Space Across	5.1	24.8	59.2	10.4	100.0
% Floor Space Down	100.0	100.0	100.0	100.0	100.0

Notes: (1) Floor Space as of February, 1990

(2) Employment is from 1989 ELA survey

Source: Office Data Bank 1990

TOTAL FLOOR SPACE AND EMPLOYMENT CHARACTERISTICS, BY FOUR BUILDING SIZES AND FOUR TIME PERIODS, METROPOLITAN TORONTO, 1990

(In Square Metres)

	To 1976	1977-1980	1981-1984	1985-1990	TOTAL TO 1990*
500-5,000 SQ.M.					
# of Buildings	316	58	28	21	423
Office Floor Space	425,076	47,677	37,929	29,523	540,203
Office Employment	21,939	3,462	1,659	1,257	28,315
Floor Space/Employee	19.4	13.8	22.9	21.1	19.1
% Floor Space Across	78.7	8.8	7.0	5.5	100.0
% Floor Space Down	6.3	3.6	2.6	2.7	5.1
5,001-10,000 SQ.M.					
# of Buildings	452	57	44	45	598
Office Floor Space	1,550,555	213,856	160,595	212,513	2,043,521
Office Employment	66,275	11,765	7,086	9,152	115,108
Floor Space/Employee	23.1	21.6	22.6	23.2	23.0
% Floor Space Across	75.5	9.6	6.6	8.1	100.0
% Floor Space Down	20.6	16.0	10.9	19.7	24.6
10,001-100,000 SQ.M.					
# of Buildings	171	23	36	29	259
Office Floor Space	3,679,252	569,687	1,143,403	729,244	6,209,286
Office Employment	143,769	25,239	44,954	27,305	247,267
Floor Space/Employee	25.6	22.6	25.4	26.0	25.5
% Floor Space Across	61.0	9.0	19.2	11.2	100.0
% Floor Space Down	57.4	42.5	77.6	69.4	59.2
100,001 SQ.M. +					
# of Buildings	3	3	1	1	8
Office Floor Space	451,977	457,030	111,209	131,216	1,152,250
Office Employment	19,220	15,013	2,814	2,580	40,232
Floor Space/Employee	23.5	30.0	39.5	50.8	28.9
% Floor Space Across	39.0	40.2	9.6	11.3	100.0
% Floor Space Down	6.7	34.0	7.5	12.2	10.8
METROPOLITAN TORONTO					
# of Buildings	**942**	**141**	**109**	**96**	**1,288**
Office Floor Space	**6,703,508**	**1,339,080**	**1,473,135**	**1,079,480**	**10,645,249**
Office Employment	**277,220**	**56,059**	**57,422**	**40,299**	**431,032**
Floor Space/Employee	**24.4**	**23.9**	**25.7**	**26.8**	**24.7**
% Floor Space Across	**63.4**	**12.6**	**13.8**	**10.2**	**100.0**
% Floor Space Down	**100.0**	**100.0**	**100.0**	**100.0**	**100.0**

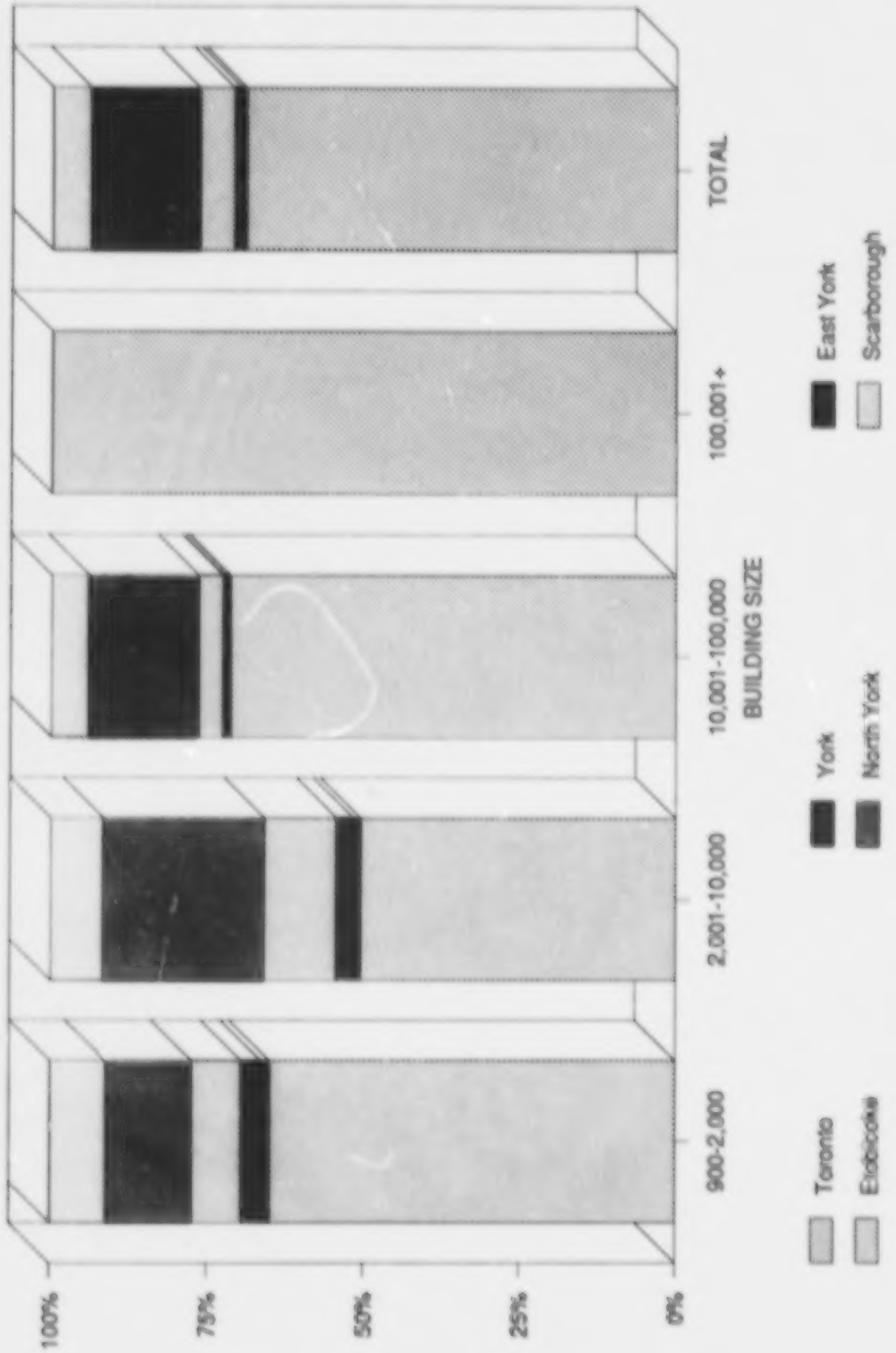
* represents data up to and including February 1990

Note: Employment is from 1989 ELA survey

Source: Office Data Bank 1990

TOTAL OFFICE SPACE BY BUILDING SIZE AND MUNICIPALITY, METROPOLITAN TORONTO, 1990

(In Square Metres)



Source: Office Data Bank 1990

INDUSTRIAL FLOOR SPACE AVAILABLE IN METROPOLITAN TORONTO REGION, ANNUALLY 1986 PLUS

(in square metres)

	1986	% Down	1987	% Down	1988	% Down	1989	% Down
Toronto	97,545.0	8.0	111,480.0	7.0	418,050	10.6	278,700	6.8
York	N/A	-	N/A	-	23,225	0.6	25,547	0.6
East York	12,921.5	1.1	14,145.9	0.9	23,225	0.6	46,450	1.1
Inner Three	110,466.5	9.1	125,625.9	7.9	464,500	11.8	350,697	8.5
Etobicoke	133,512.3	10.9	414,677.0	25.9	315,860	8.0	348,375	8.5
North York	147,208.6	12.1	163,159.7	10.2	353,020	8.9	371,600	9.0
Scarborough	91,848.6	7.5	98,334.5	6.1	390,180	9.9	325,150	7.9
Outer Three	372,569.5	30.5	676,171.2	42.2	1,059,060	26.8	1,045,125	25.4
METROPOLITAN TORONTO	**483,036.0**	**39.6**	**801,797.1**	**50.1**	**1,523,560**	**38.6**	**1,395,822**	**33.9**
METROPOLITAN TORONTO TOTAL INVENTORY	*N/A*		*N/A*		*28,092,960*		*28,576,040*	
Markham	65,713.6	5.4	47,941.7	3.0	204,380	5.2	185,800	4.5
Vaughan	84,379.9	6.9	53,847.1	3.4	390,180	9.9	510,950	12.4
Richmond Hill	30,049.6	2.5	58,880.3	3.7	92,900	2.3	83,610	2.0
Brampton	60,321.1	4.9	122,195.3	7.6	334,440	8.5	353,020	8.6
Mississauga	497,369.8	40.7	514,428.3	32.2	947,580	24.0	1,068,350	25.9
Burlington	N/A	-	N/A	-	60,385	1.5	76,642	1.9
Oakville	N/A	-	N/A	-	78,965	2.0	139,350	3.4
Aurora	N/A	-	N/A	-	N/A	-	32,515	0.8
Newmarket	N/A	-	N/A	-	N/A	-	18,580	0.5
Pickering	N/A	-	N/A	-	102,190	2.6	116,125	2.8
Ajax	N/A	-	N/A	-	34,373	0.9	34,837	0.8
Whitby	N/A	-	N/A	-	148,640	3.8	78,965	1.9
Oshawa	N/A	-	N/A	-	27,870	0.7	23,225	0.6
REGION AREA	**737,834.0**	**60.4**	**797,292.7**	**49.9**	**2,421,903**	**61.4**	**2,721,969**	**66.1**
METROPOLITAN TORONTO REGION TOTAL	**1,220,870.0**	**100.0**	**1,599,089.8**	**100.0**	**3,945,463**	**100.0**	**4,117,791**	**100.0**
METROPOLITAN TORONTO REGION TOTAL INVENTORY	*N/A*		*N/A*		*54,811,000*		*57,598,000*	

Sources: Industrial Commercial Investment, Toronto Real Estate Board 1986-1990 Annual Report

RETAIL FLOOR SPACE (IN 000'S) AND FLOOR SPACE PER PERSON, METROPOLITAN TORONTO AND REGIONS, 1976, 1983 AND 1989

1976

	STRIP RETAIL			SHOPPING CENTRES			MALLS			INDIVIDUAL (1) OUTLETS			TOTAL RETAIL			TOTAL POPULATION 1976 CENSUS	m2/ CAPITA
	m2	%D	%A	m2	%D	%A	m2	%D	%A	m2	%D	%A	m2	%D	%A		
Metropolitan Toronto	2,174.8	79.8	53.2	1,656.9	58.5	40.6	254.1	100.0	6.2	N/A			4,085.9	70.3	100.0	2,124,295	1.92
Durham	139.5	5.1	39.3	215.1	7.6	60.7	–	–	–	N/A			354.6	6.1	100.0	247,475	1.43
York (2)	45.6	1.7	22.8	154.0	5.4	77.2	–	–	–	N/A			199.6	3.4	100.0	203,915	0.98
Peel	152.0	5.6	22.1	536.3	19.0	77.9	-	-	-	N/A			688.3	11.9	100.0	375,910	1.83
Halton	211.8	7.8	44.1	268.0	9.5	55.9	-	-	-	N/A			479.8	8.3	100.0	228,495	2.10
Metropolitan Region	2,723.8	100.0	46.9	2,830.3	100.0	48.7	254.1	100.0	4.4	N/A			5,808.2	100.0	100.0	3,180,090	1.83

1983

	STRIP RETAIL			SHOPPING CENTRES			MALLS			INDIVIDUAL OUTLETS			TOTAL RETAIL			TOTAL POPULATION 1981 CENSUS	m2/ CAPITA
	m2	%D	%A	m2	%D	%A	m2	%D	%A	m2	%D	%A	m2	%D	%A		
Metropolitan Toronto	2,613.3	75.6	49.5	2,139.8	51.7	40.5	455.2	95.8	8.6	75.9	46.5	1.4	5,284.2	64.2	100.0	2,137,395	2.47
Durham	343.6	9.9	48.7	333.3	8.1	47.2	17.5	3.7	2.5	11.0	6.7	1.6	705.4	8.6	100.0	283,639	2.49
York (2)	156.6	4.5	27.9	392.5	9.5	70.1	–	–	–	11.1	6.8	2.0	560.2	6.8	100.0	252,000	2.22
Peel	133.4	3.9	13.4	812.5	19.6	81.6	-	-	-	50.3	30.8	5.0	996.2	12.1	100.0	490,731	2.03
Halton	210.2	6.1	30.5	461.2	11.1	67.0	2.3	0.5	0.3	15.1	9.2	2.2	688.8	8.3	100.0	253,936	2.71
Metropolitan Region	3,457.1	100.0	42.0	4,139.3	100.0	50.2	475.0	100.0	5.8	163.4	100.0	2.0	8,234.8	100.0	100.0	3,417,701	2.41

1989

	STRIP RETAIL			SHOPPING CENTRES			MALLS			INDIVIDUAL OUTLETS			TOTAL RETAIL			TOTAL POPULATION 1986 CENSUS	m2/ CAPITA
	m2	%D	%A	m2	%D	%A	m2	%D	%A	m2	%D	%A	m2	%D	%A		
Metropolitan Toronto	2,607.6	72.9	44.1	2,631.6	49.0	44.5	505.5	84.1	8.6	164.0	53.4	2.8	5,908.7	60.0	100.0	2,192,721	2.69
Durham	436.4	12.2	42.6	563.5	10.5	55.0	5.8	1.0	0.6	18.9	6.1	1.8	1,024.6	10.4	100.0	326,179	3.14
York (2)	159.7	4.4	21.2	554.6	10.3	73.6	-	-	-	39.1	12.7	5.2	753.4	7.6	100.0	350,602	2.15
Peel	143.1	4.0	10.7	1,037.0	19.3	77.9	87.7	14.6	6.6	63.5	20.7	4.8	1,331.3	13.5	100.0	592,169	2.25
Halton	231.3	6.5	27.7	579.6	10.8	69.4	2.3	0.4	0.3	21.9	7.1	2.6	835.1	8.5	100.0	271,389	3.08
Metropolitan Region	3,578.1	100.0	36.3	5,366.3	100.0	54.5	601.3	100.0	6.1	307.4	100.0	3.1	9,853.1	100.0	100.0	3,733,080	2.64

(1) 1976 figures for Individual Outlets combined with Shopping Centres; (2) Region of York unable to provide updated material for most areas.
%A = Across, %D = Down

Source: The Toronto Region Strip Retail Areas and Shopping Centres, 1976
Retailing in Metropolitan Toronto and Regional Municipalities, 1983 and 1989

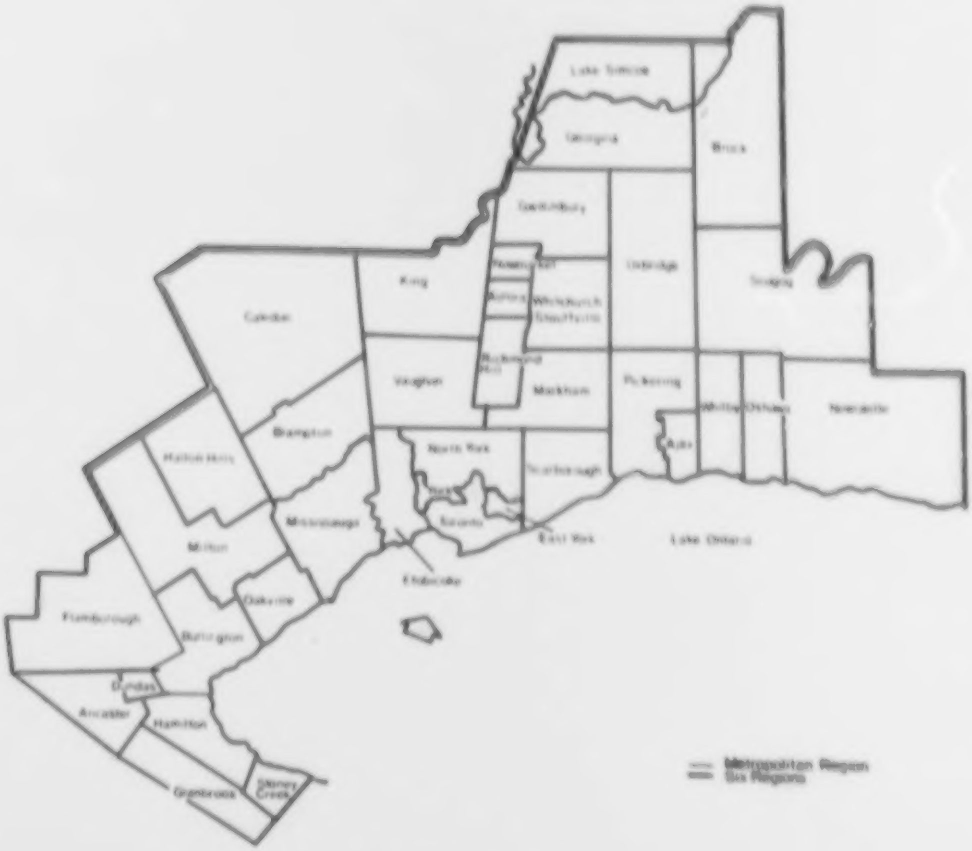
KEY FACTS

COMMERCIAL FLOOR SPACE INVENTORY

4.10

TWENTY FIVE LARGEST SHOPPING CENTRES IN METROPOLITAN TORONTO AND SURROUNDING REGIONS BY FLOOR SPACE, 1989

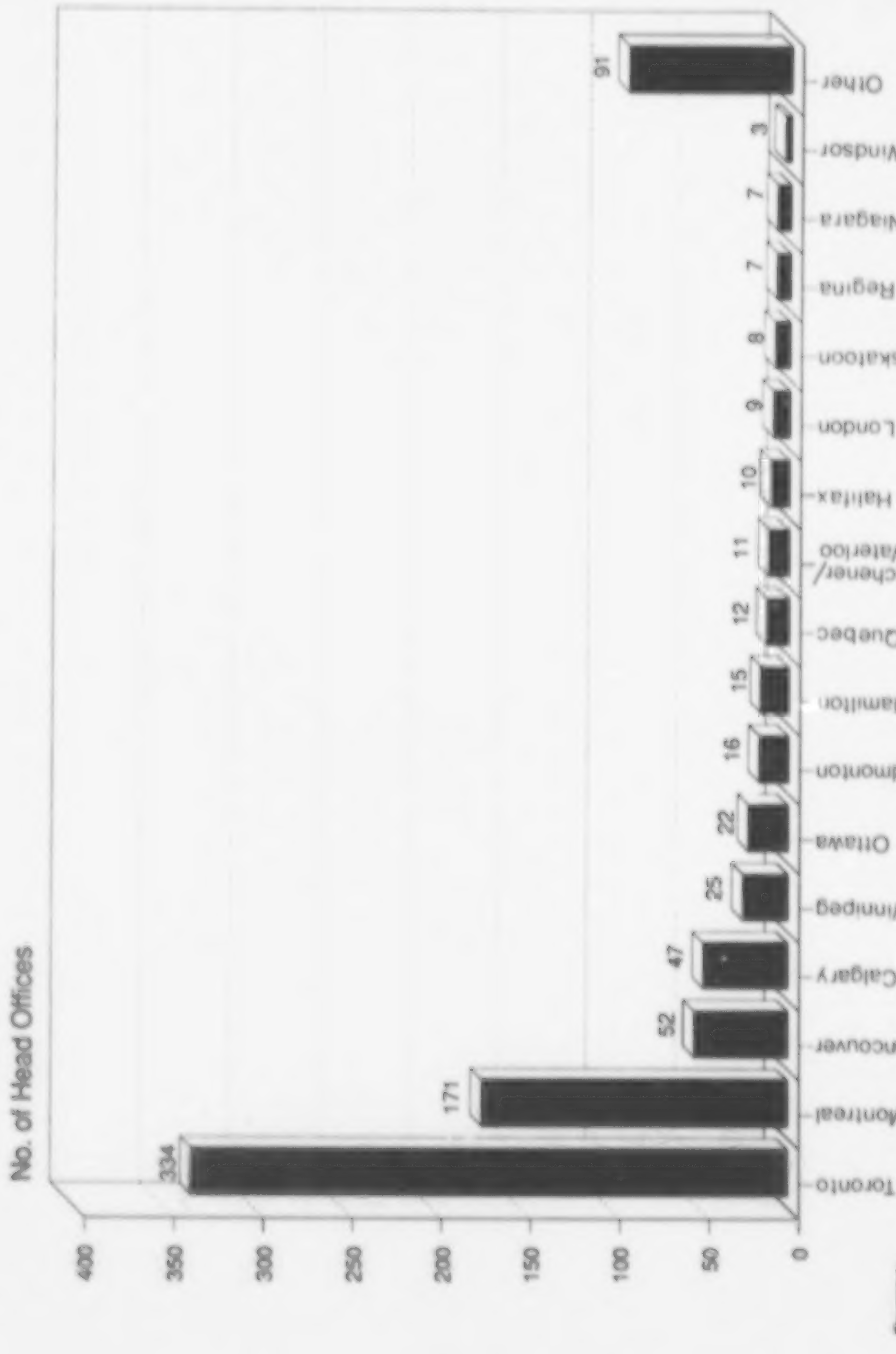
Name	Address	Location	No. of Stores	No. of Parking Spaces	Floor Space (000's) (m2)
1. Toronto Eaton Centre	220 Yonge St.	Toronto	306	1,800	290.8
2. Yorkdale Shopping Centre	3327 Dufferin St.	North York	230	7,000	132.4
3. Square One	100 City Centre Dr.	Mississauga	290	6,300	126.0
4. Scarborough Town Centre	300 Borough Dr.	Scarborough	220	5,200	102.2
5. Sherway Gardens S.C.	25 The West Mall	Etobicoke	265	5,700	96.3
6. Oshawa Centre	419 King St. W.	Oshawa	185	6,500	86.8
7. Bramalea City Centre	41 City Centre Drive	Bramalea	225	4,886	86.2
8. Fairview Mall	1800 Sheppard Ave. E.	North York	270	4,250	83.6
9. Pickering Town Centre	1355 Kingston Rd.	Pickering	205	4,186	78.5
10. Lime Ridge Mall	999 Upper Wentworth St.	Hamilton	204	4,350	78.0
11. Centre Mall	1227 Barton St. E.	Hamilton	140	3,670	74.3
12. Erin Mills Town Centre	2700 Eglinton Ave. W.	Mississauga	230	N/A	72.0
13. Shopper's World	499 Main St. S.	Brampton	216	4,350	71.5
14. Burlington Mall	777 Guelph Line	Burlington	120	3,985	66.6
15. The Promenade	1 Promenade Circle	Vaughan	210	3,500	63.0
16. Dixie Value Mall	1250 South Service Rd.	Mississauga	120	4,000	61.6
17. Woodbine Centre	500 Rexdale Blvd	Etobicoke	170	3,424	60.8
18. Lloyd D. Jackson Square	2 King St. W.	Hamilton	275	1,500	57.6
19. Towne & Countrye Square	Yonge St. & Steeles Ave. W.	North York	100	2,204	55.7
20. Eastgate Square	75 Centennial Parkway N.	Stoney Creek	88	3,245	54.9
21. Hillcrest Mall	9350 Yonge St.	Richmond Hill	118	3,136	51.1
22. Dufferin Mall	900 Dufferin St.	Toronto	118	1,813	51.0
23. Eaton Sheridan Place	2225 Erin Mills Parkway	Mississauga	200	N/A	48.5
24. Don Mills Centre	939 Lawrence Ave. E.	North York	121	2,400	46.5
25. Markville Shopping Centre	5000 Hwy #7	Markham	150	4,000	46.5


Lake Simcoe
Georgina
Brock
East Gwillimbury
Uxbridge
Scugog
King
Newmarket
Aurora
Whitchurch Stouffville
Caledon
Richmond Hill
Vaughan
Markham
Pickering
Whitby
Oshawa
Newcastle
Brampton
North York
Ajax
Halton Hills
York
Scarborough
Mississauga
Toronto
East York
Lake Ontario
Milton
Etobicoke
Oakville
Flamborough
Burlington
Dundas
Ancaster
Hamilton
Stoney Creek
Glanbrook

— Metropolitan Region
═ Six Regions

METROPOLITAN TORONTO PLANNING DEPARTMENT
RESEARCH DIVISION JULY 1990

HEAD OFFICE LOCATIONS BY MAJOR URBAN CENTRES, 1988 (840 COMPANIES)



Source:
The Financial Post 500, 1989 Report

TWENTY-FIVE HEAD OFFICE LOCATIONS BY RANK (BY SALES OR OPERATING REVENUE) METROPOLITAN REGION, 1989

RANK IN METROPOLITAN REGION	RANK ACROSS CANADA 1988	RANK ACROSS CANADA 1989	COMPANY (HEAD OFFICE)
1	1	1	General Motors of Canada Ltd. (Oshawa, Ont.)
2	2	3	Ford Motor Co. of Canada (Oakville, Ont.)
3	5	6	George Weston Ltd. (Toronto)
4	11	7	Imperial Oil Ltd. (Toronto)
5	8	8	Noranda Inc. (Toronto)
6	12	10	Brascan Ltd. (Toronto)
7	13	11	Ontario Hydro (Toronto)
8	22	13	Thompson Corp. (Toronto)
9	25	16	Oshawa Group Ltd. (Toronto)
10	20	20	Hudson's Bay Co. (Toronto)
11	27	21	Inco Ltd. (Toronto)
12	24	22	Sears Canada Inc. (Toronto)
13	29	28	IBM Canada Ltd. (Markham, Ont.)
14	32	33	Abitibi-Price Inc. (Toronto)
15	31	34	Canada Packers Inc. (Toronto)
16	35	35	Moore Corp. (Toronto)
17	42	37	Canadian Tire Corp. (Toronto)
18	36	39	Mitsui & Company, Canada (Toronto)
19	39	40	Varity Corp. (Toronto)
20	40	41	Stelco Inc. (Toronto)
21	54	47	Falconbridge Ltd. (Toronto)
22	51	50	Great Atlantic & Pacific Co. of Canada (Toronto)
23	53	51	F.W. Woolworth Co. (Toronto)
24	71	53	Honda Canada Inc. (Toronto)
25	341	58	Horsham Corp. (Toronto)

Note: The list excludes privately held companies like the Reichmann family of Toronto and its Olympia & York Development Ltd. and the department holdings of T. Eaton & Co. who remain reclusive.

Source: The Financial Post 500
Summer, 1990 Report

35 TALLEST BUILDINGS – METROPOLITAN TORONTO, 1989

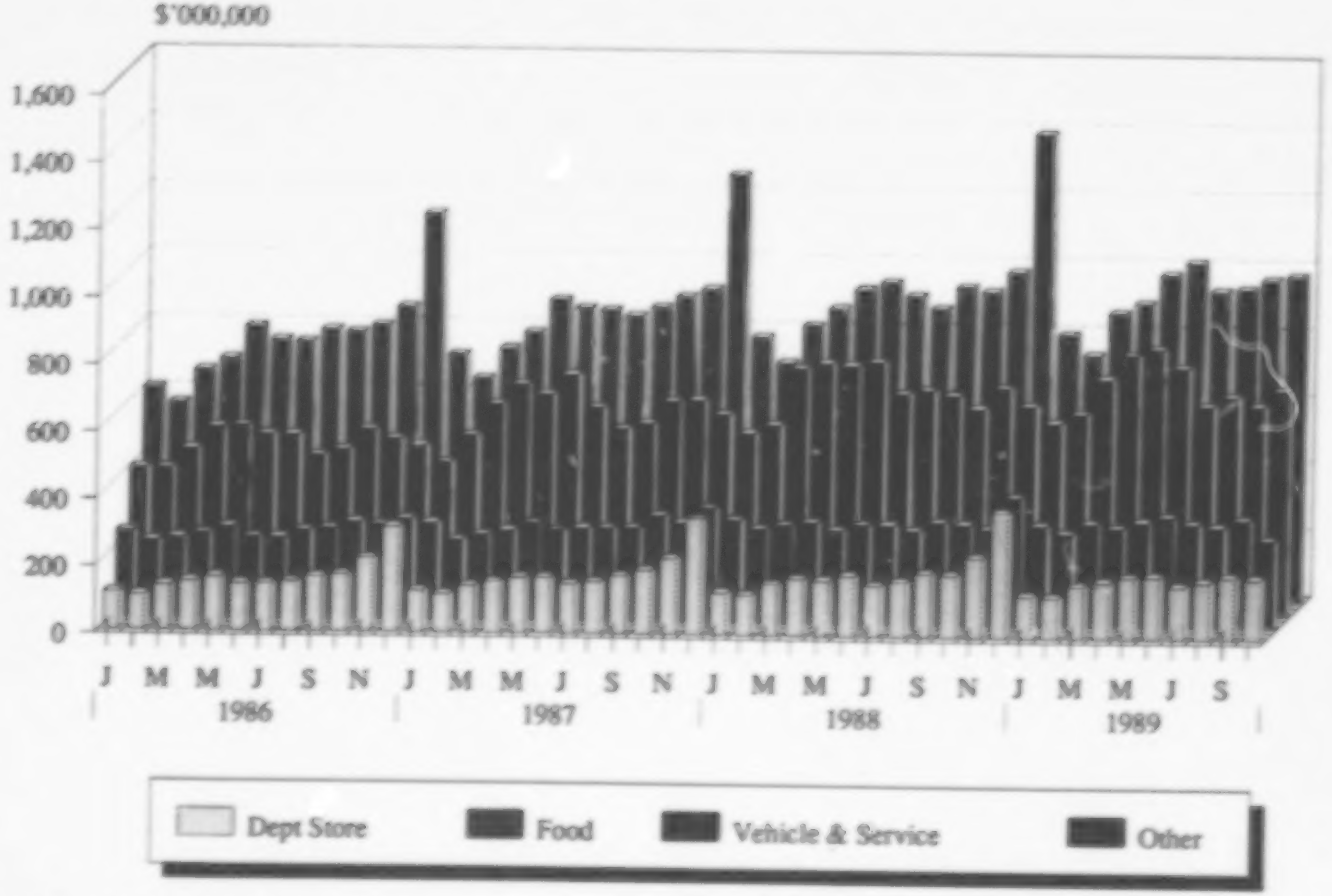
Height from sidewalk to roof, including penthouse and tower if enclosed as an integral part of the structure; actual number of stories beginning at street level; net floor area used for office only; date building was completed/opened.

	NAME	Height (m)	No. of Stories	Office Floor Area (sq.m.)	Date Completed
1.	CN Tower	553	N/A	N/A	1975
2.	First Canadian Place	290	72	190,355	1979
3.	Bay-Adelaide Centre	288	53	146,318	1992*
4.	Scotia Plaza	270	68	171,210	1988
5.	B.C.E. Place, Canada Trust Tower	241	53	181,702	1990
6.	Commerce Court East, South Tower	239	55	170,189	1972
7.	Toronto Dominion Tower (TD Centre)	231	56	110,658	1967
8.	B.C.E. Place, Tower 2	214	43	107,504	1991*
9.	Royal Trust Tower (TD Centre)	183	42	76,769	1969
10.	Royal Bank Plaza, South Tower	180	41	134,552	1977
11.	Manulife Centre	166	51	N/A	1978
12.	IBM Tower (TD Centre)	158	37	62,684	1986
13.	Two Bloor West	148	34	36,231	1974
14.	Exchange Tower	146	36	81,780	1981
15.	Commerce Court North	145	34	33,099	1930
16.	Simpsons Tower	144	33	49,004	1968
17.	Cadillac-Fairview Building	142	36	44,198	1982
18.	Palace Pier	138	46	N/A	1978
19.	Continental Bank Building	137	35	57,584	1980
20.	Sheraton Centre	135	43	3,007	1972
21.	Hudson Bay Centre	135	34	50,445	1974
22.	Leaside Towers (2 Buildings)	129	44	N/A	–
23.	Commercial Union Tower (TD Centre)	128	32	44,443	1974
24.	Maple Leaf Mills Tower	128	30	65,278	1977
25.	Metro Hall	128	27	88,534	1992*
26.	Plaza II Hotel	126	41	9,982	1973
27.	Sun Life Building	125	28	52,422	1984
28.	Royal York Hotel	122	27	3,716	1929
29.	390 Bay St.	120	33	40,505	1973
30.	Royal Bank Plaza, North Tower	118	26	N/A	1977
31.	Eaton Centre (1 Dundas St. W.)	117	36	56,461	1978
32.	MacLean-Hunter Building	116	30	87,672	1983
33.	Harbourside Condominiums	116	33	N/A	–
34.	Harbour Castle Westin, East	114	33	N/A	1975
35.	Travelers Tower	112	26	40,781	1971

* – Under Construction

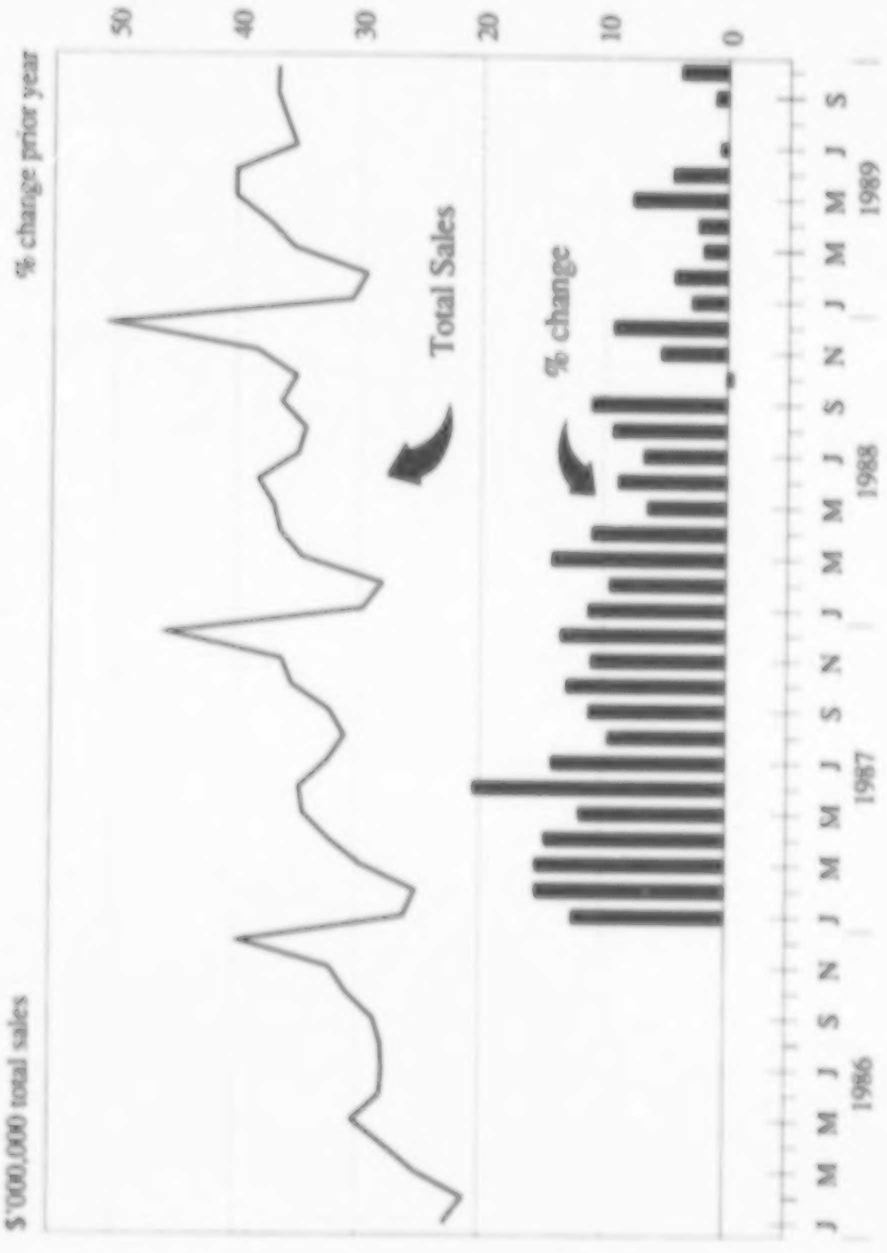
Source: Office Data Bank

MONTHLY RETAIL TRADE SALES BY CATEGORY - TORONTO CMA*



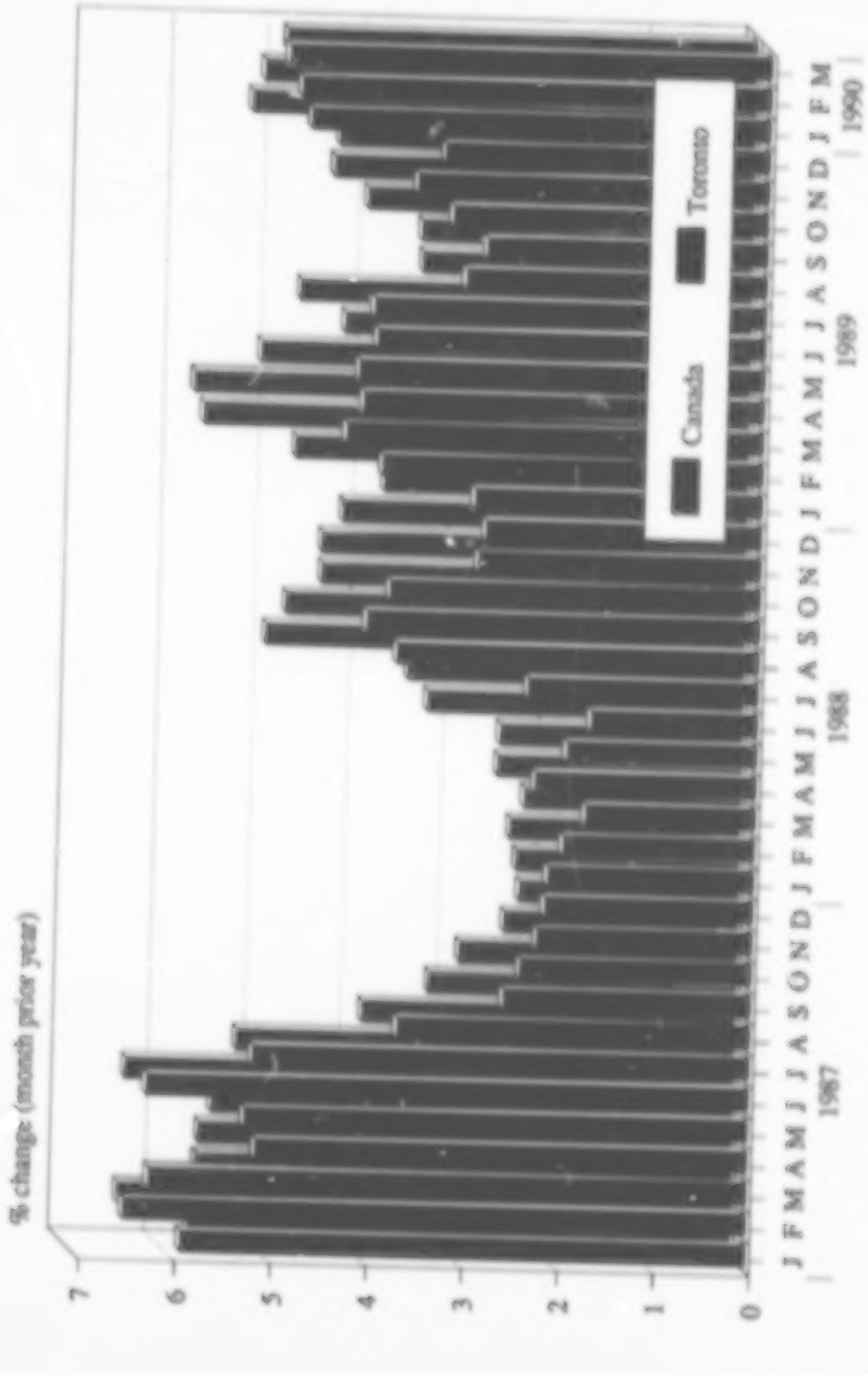
Statistics Canada, Retail Trade
* 1971 definition

MONTHLY RETAIL TRADE SALES
TOTAL - TORONTO CMA*



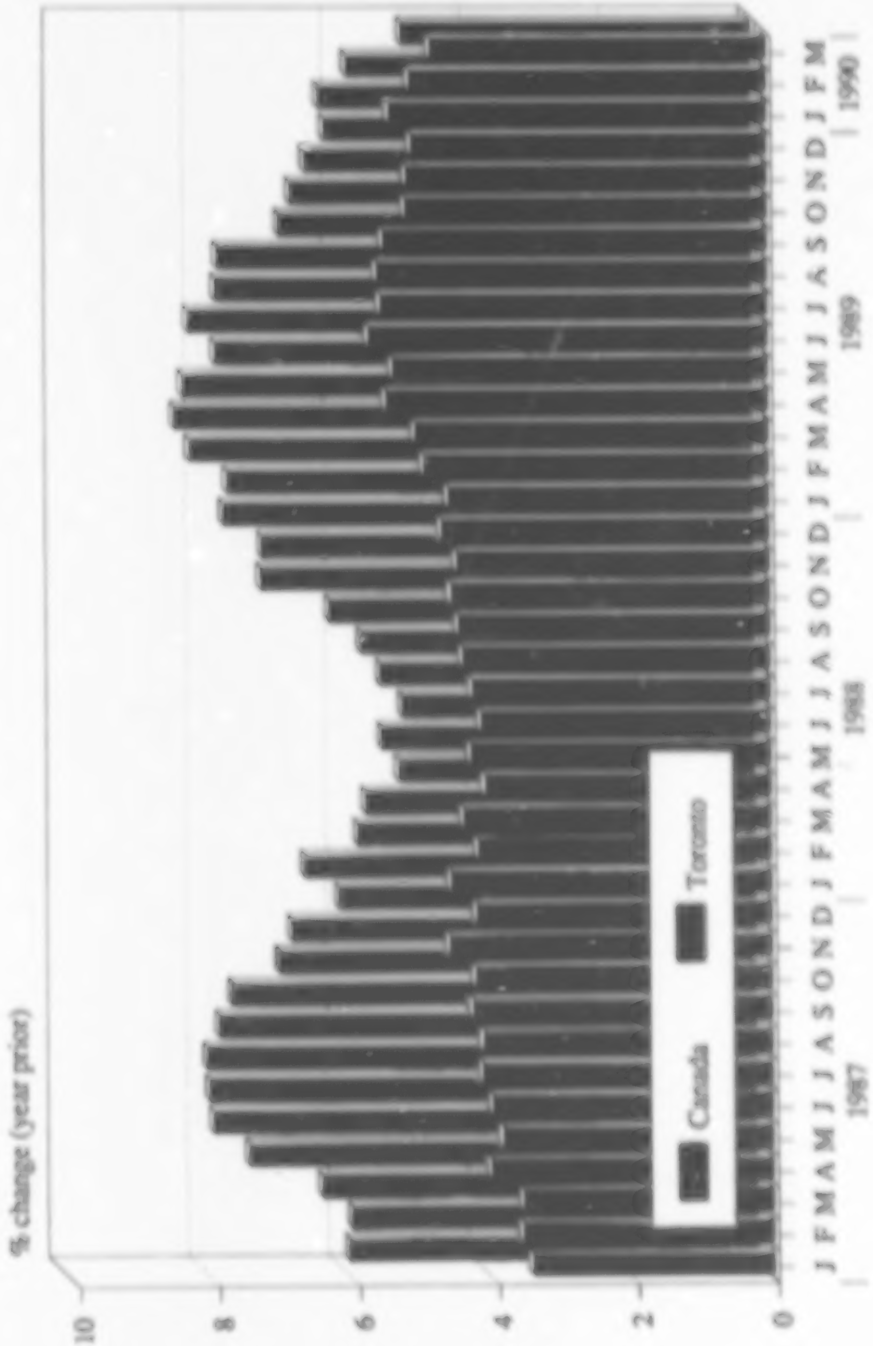
Statistics Canada, Retail Trade
* 1971 definition

ANNUAL CONSUMER PRICE CHANGES
TORONTO CMA & CANADA
FOOD



Statistics Canada, Consumer Prices

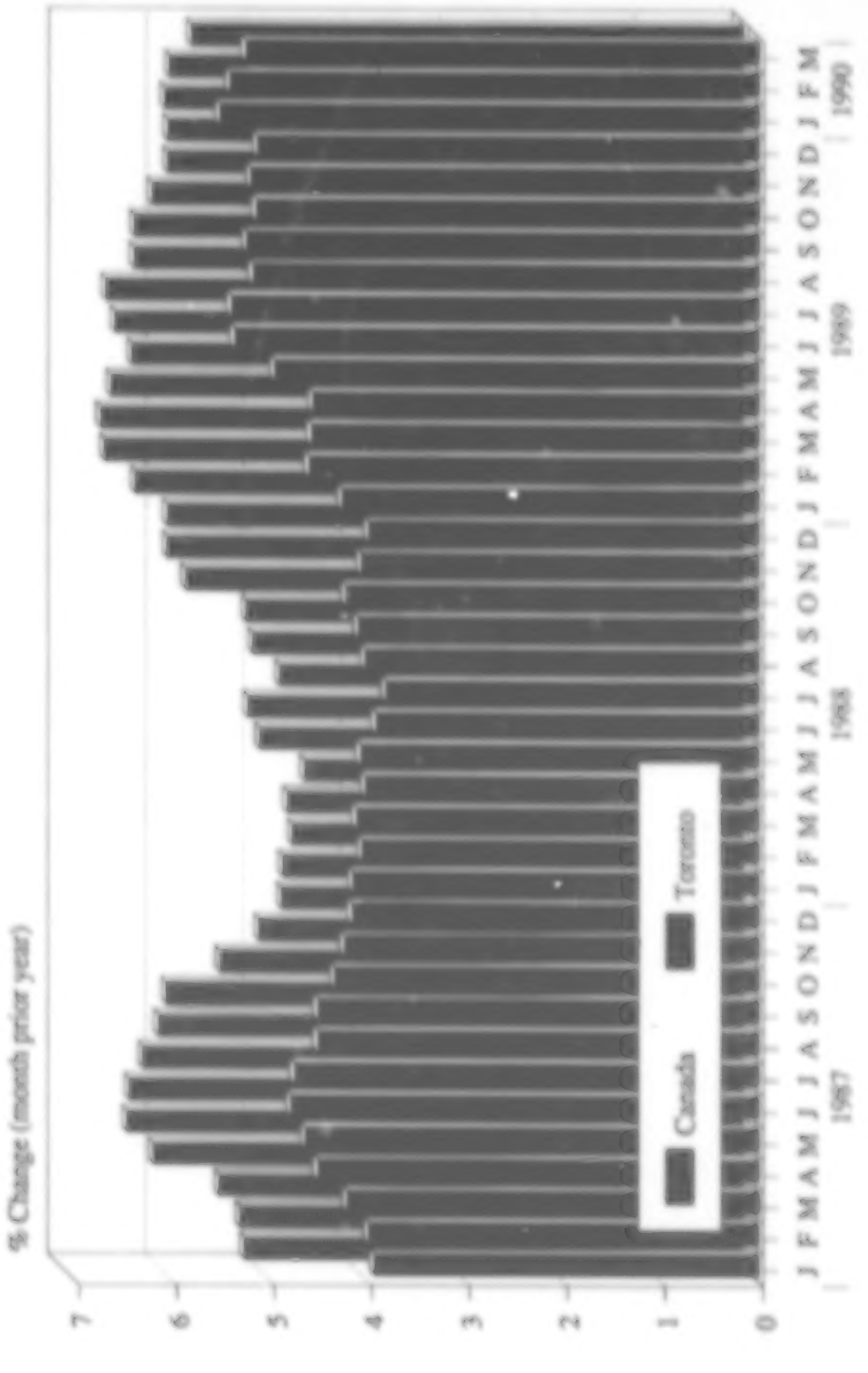
ANNUAL CONSUMER PRICE CHANGES
TORONTO CMA & CANADA
HOUSING



Statistics Canada, Consumer Prices

KEY FACTS COMMERCIAL FLOOR SPACE INVENTORY 4.18

ANNUAL CONSUMER PRICE CHANGES
TORONTO CMA & CANADA
ALL ITEMS



Statistics Canada, Consumer Prices

METROPOLITAN TORONTO PLANNING DEPARTMENT
RESEARCH DIVISION JULY 1990

HARD SERVICES

5. HARD SERVICES

Services provided by provincial, regional and local governments can be considered to fall into the two categories of hard services and human services.

Hard services required by the community are the following:

- provision of fresh water
- organized treatment and disposal of waste
- efficient and effective transportation and communication facilities
- dependable sources of heat and power

Human services provided to the community are the following:

- health
- welfare
- educational
- protective

The Metropolitan Toronto 1989 statistics on hard services are summarized below:

Average daily water consumption - 1,464,599 m3
July 11 - Peak day - 2,214,310 m3
Average daily sewage treated - 1,430,700 m3
Total volume waste received - 3,220,300 metric tonnes

Metropolitan Toronto 1989 Transportation Inventory:

Provincial Highways - 96 km
Metropolitan Expressways - 32 km
Metropolitan Arterial Roads - 718 km
Area Municipal Streets & Roads - 4,960 km
Subway Lines (including RT) - 63 km

1989 Statistics on T.T.C.:

Subway - Average daily passengers* - 601,000
Total System - Average daily passengers* - 1,496,000
* (fares collected)

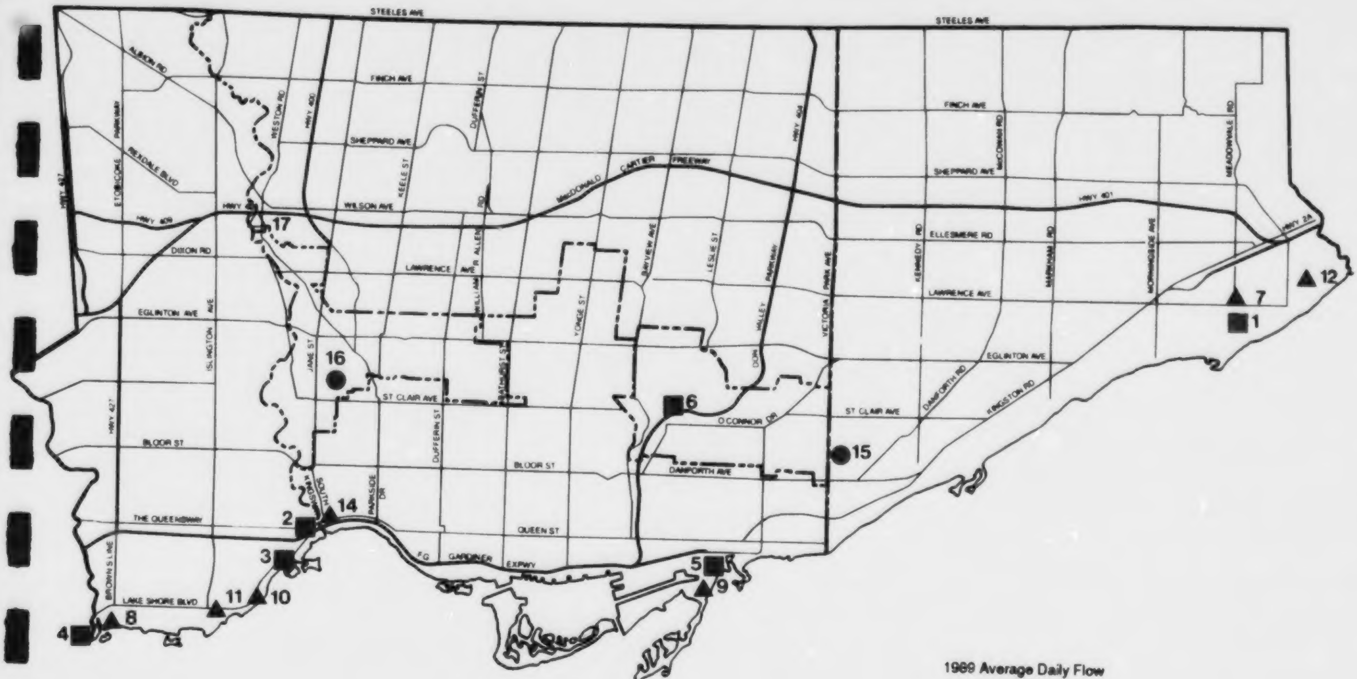
1988-1989 Commuter Rail Total Passengers:
("GO" Transit - Government of Ontario)

Georgetown - 1,898,000
Richmond Hill - 1,061,000
Lakeshore - 18,168,000
Milton - 2,093,000
Bradford - 397,000
Stouffville - 383,000
Bus Routes - 10,159,000

The division of responsibilities for the provision of services and statistics on hard services are summarized on pages 5.1 to 5.9.

DIVISION OF METROPOLITAN AND AREA MUNICIPALITY GOVERNMENT RESPONSIBILITIES (HARD AND HUMAN SERVICES)

	METROPOLITAN TORONTO RESPONSIBILITIES	AREA MUNICIPALITY RESPONSIBILITIES
PROTECTIVE SERVICES		
POLICE	Protection, charges for violations of Federal and Provincial Acts Traffic Control	Local By-law Enforcement
FIRE	NIL	Protection and Inspection
AMBULANCE	Stations, vehicles and service	NIL
TRANSPORTATION SERVICES		
ROAD CONSTRUCTION AND MAINTENANCE	Expressways Major arterial roads, including 30 metres along intersecting local streets	Minor arterial roads (collectors) Neighbourhood access roads Local streets Street lighting and sidewalks Municipal parking lots
	Bridges, grade separations, snow removal and street cleaning are the responsibility of the government in whose jurisdiction the roads lie	
TRAFFIC CONTROL	Traffic lights are a Metro responsibility irrespective of jurisdiction of the road	
	Traffic regulation, crosswalks and pavement markings are the responsibility of the government in whose jurisdiction the roads lie	
TRANSIT	Toronto Transit Commission (includes transportation for the handicapped) Wheeltrans	NIL
ENVIRONMENTAL SERVICES		
WATER SUPPLY	Purification, pumping, storage and trunk distribution system	Local distribution system
	Water sold wholesale to the Area Municipalities	Water retailed to consumers
WATER POLLUTION CONTROL	Sanitary trunk sewer system and treatment plants	Local collecting sewer system
	Storm drainage is primarily a local responsibility except on Metropolitan Roads and in a few areas where major storm sewers are maintained by Metropolitan Toronto	
GARBAGE COLLECTION AND WASTE DISPOSAL	Transportation to and disposal at land fill sites or incinerators	Collection
HEALTH CARE	NIL	Public health services
SOCIAL AND RECREATION SERVICES		
SOCIAL	Community and Social Services Children's Services Day Care Centres Institutional Services, Homes for the Aged Hostels, Metropolitan Toronto Housing Company Ltd.	Non-Profit Housing
PARKS AND RECREATION	Regional parks (valley lands, waterfront, Islands, Zoo, CNE) Golf courses	Neighbourhood parks and playgrounds Recreation programs Community centres, arenas and swimming pools
LIBRARIES	Regional reference libraries	Neighbourhood libraries
PLANNING AND DEVELOPMENT CONTROL	Administers Subdivision and Condominium Approvals Official Plan Review Zoning Review	Local Official Plans Zoning By-laws Building Permits
	Planning and Development Control including site plan control, are shared by Metropolitan Toronto and Area Municipalities on the same basis as other shared responsibilities	
GENERAL		
LICENSING AND INSPECTIONS	Business and Trade, including taxis, car washes (Metro Toronto Licensing Commission)	Marriage Licenses and Building Permits and Inspections Animal Control
TAXATION, PROPERTY	Makes levy on Area Municipalities (The determination of assessment for taxations is a responsibility of the Province of Ontario)	Levy and collect property taxes


STEELES AVE
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FINCH AVE
WESTON RD
HWY 400
DUFFERIN ST
SHEPPARD AVE
HWY 404
ETOBICOKE PARKWAY
REXDALE BLVD
KEELE ST
HWY 427
MACDONALD CARTIER FREEWAY
HWY 401
WILSON AVE
HWY 409
17
DIXON RD
LAWRENCE AVE
W R ALLEN RD
BAYVIEW AVE
LESLIE ST
DON VALLEY PARKWAY
VICTORIA PARK AVE
EGLINTON AVE
ISLINGTON AVE
YONGE ST
JANE ST
16
ST CLAIR AVE
BATHURST ST
6
O'CONNOR DR
BLOOR ST
DANFORTH AVE
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SOUTH KINGSWAY
PARKSIDE DR
THE QUEENSWAY
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QUEEN ST
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F.G. GARDINER EXPWY
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BROWN'S LINE
LAKE SHORE BLVD
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FINCH AVE
McCOWAN RD
MEADOWVALE RD
SHEPPARD AVE
ELLESMERE RD
KENNEDY RD
MARKHAM RD
MORNINGSIDE AVE
HWY 2A
LAWRENCE AVE
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12
1
EGLINTON AVE
DANFORTH RD
KINGSTON RD
ST CLAIR AVE

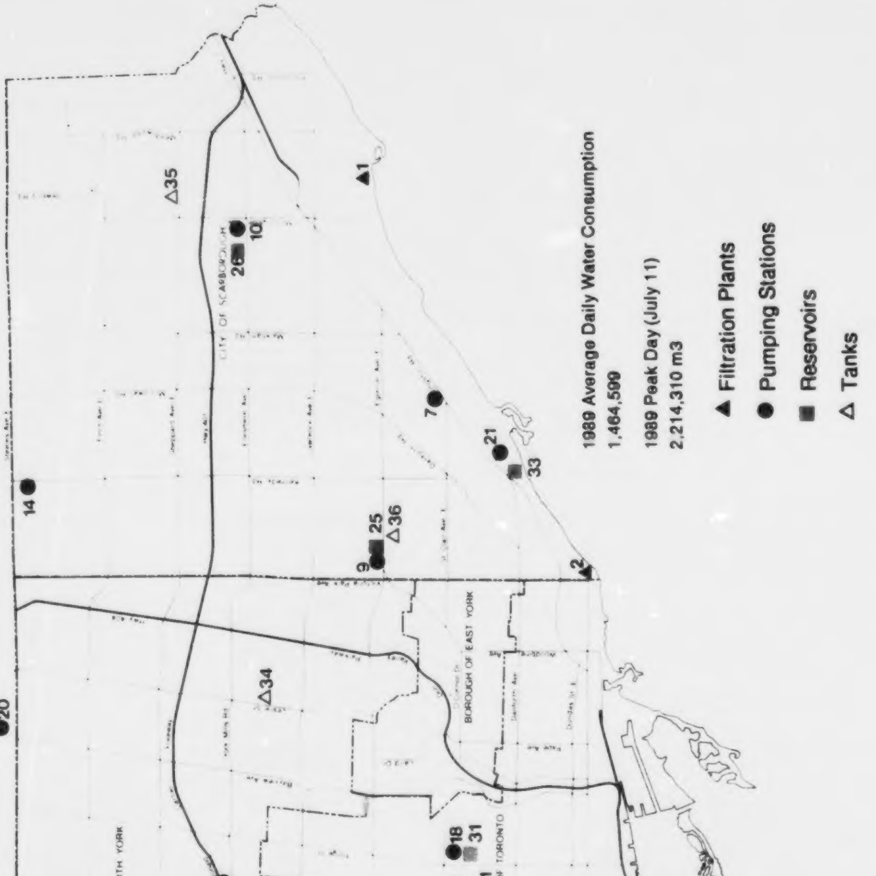
1989 Average Daily Flow
314,700,000 gallons
1,430,700 m3 (cubic metres)

WATER POLLUTION CONTROL SYSTEM, METROPOLITAN TORONTO, 1989

TYPE AND NAME OF FACILITY	ADDRESS	1989 DAILY CAPACITY 000'S CUBIC METRES
■ TREATMENT PLANTS		
1. Highland Creek	51 Beechgrove Dr.	218.2
2. Humber	130 The Queensway	409.1
3. Humber Filter Plant	100 Legion Road	-
4. Lakeview (M.O.E.)*	Dixie Rd. and Lakeshore Blvd.	38.2
5. Main	Foot of Leslie St. - East Side	818.3
6. North Toronto	Millwood Rd. and Crothers Dr.	34.1
▲ PUMPING STATIONS		
7. Cumber	Meadowvale and Lawrence Ave. East	68.2
8. Long Branch	426 Lake Promenade	13.6
9. Main (2 stations)	1091 Eastern Ave.	1,363.8
10. Mimico	9 Superior Ave.	68.2
11. New Toronto	31 Lakeshore Dr.	45.5
12. West Rouge	6570 Lawrence Ave. East	31.8
14. Swansea Sewage	110 The Queensway	13.6
● YARDS		
15. Pharmacy	135 Pharmacy Ave.	
16. Rockcliffe	Rockcliffe Blvd.	
△ LABORATORY		
17. Dee Ave.	30 Dee Ave.	

*Lakeview W.P.C. Plant is operated by the Ministry of Environment.
Flow shown is portion from Metro only.

Source: Metro Works Department, Water Pollution Control Division


CITY OF SCARBOROUGH
CITY OF NORTH YORK
BOROUGH OF EAST YORK
CITY OF TORONTO
CITY OF YORK
CITY OF ETOBICOKE
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1989 Average Daily Water Consumption
1,464,599

1989 Peak Day (July 11)
2,214,310 m3

▲ Filtration Plants
● Pumping Stations
■ Reservoirs
△ Tanks

WATER SUPPLY SYSTEM, METROPOLITAN TORONTO, 1989

WATER SUPPLY SYSTEM

FILTRATION PLANTS

	Year Constructed	Location	Cleaning Capacity - m3	Storage Capacity - m3
1. Easterly	1979	Lake Ontario at foot of Manse Rd.	455,000	68,000
2. R.C. Harris	1941	Lake Ontario at Nursewood Rd.	1,000,000	55,000
3. Island	1908	Lake Ontario on Centre Island	475,000	34,000
4. R.L. Clark	1968	Lake Ontario at 23rd St.	455,000	45,000

DIRECT PUMPING STATIONS

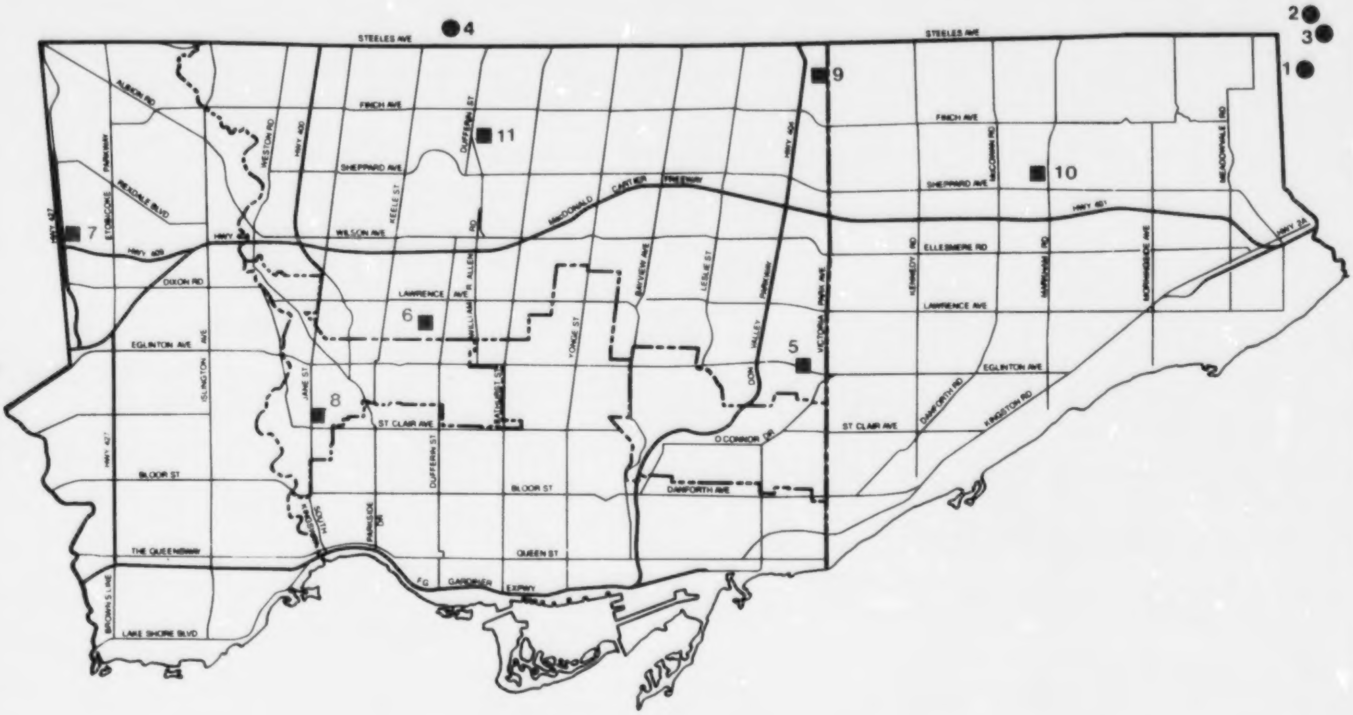
	Location	Total Re-Pumpage (Thousand m3)	Daily Average (Thousand m3)
5. John Street	John St. at Lakeshore Blvd. West	Direct Pumping Station for Island F.P. and R.C. Harris	
6. Parkdale	The Queensway at Glendale Ave.	Direct Pumping Station from R.C. Harris	
7. Dorset	Kingston Rd. N. of St. Clair	N/A	
8. Armour Hts.	Wilson Ave. and 401	31,297.00	85.75
9. Eglinton	Ashtonbee Rd. and Pharmacy Ave.	34,826.00	95.41
10. Ellesmere	Brooks Rd. and Ellesmere Rd.	113,947.06	312.18
11. High Level	Cottingham St. and Rathnelly Ave.	71,400.50	195.62
12. Wm. H. Johnston	Royal York and The Westway	11,474.00	31.44
13. Keele	Keele St. and Steeles Ave.	16,951.90	46.44
14. Kennedy	Purcell and Kennedy Rd.	40,932.00	112.14
15. Lawrence	Lawrence Ave. W. and Caledonia Rd.	29,306.00	80.29
16. St. Alban's	St. Alban's Rd., Etobicoke	38,452.00	105.35
17. Richview	Martin Grove N. of Eglinton Ave. W.	53,198.00	145.75
18. Rosehill	Southeast of St. Clair and Yonge	41,306.00	113.17
19. West Toronto	Annette St. and Dupont St.	43,859.00	120.16
20. Thornhill	Bayview North of Steeles	4,178.00*	11.45*
21. Scarborough	Fishleigh Dr.	4,424.00	12.12
22. Milliken P.S.	14th Ave. West of Kennedy Rd.	6,549.00	17.94

* 114 days only

STORAGE RESERVOIRS AND TANKS

	Location	Nominal Capacity (Thousand m3)
23. Bayview Res.	Bayview Ave. N. in Town of Markham	139.0
24. Dufferin Res.	Dufferin North in Town of Vaughan	135.0
25. Eglinton Res.	Ashtonbee and Pharmacy	118.0
26. Ellesmere Res.	Brooks Rd. and Ellesmere Rd.	135.5
27. Keele Res.	Keele St. and Steeles Ave.	134.0
28. Milliken Res.	Kennedy Rd. N. of Steeles Ave.	134.0
29. Lawrence Res.	Lawrence Ave. W. and Caledonia Rd.	151.0
30. Richview Res.	Martin Grove Ave. N. of Eglinton Ave.	142.0
31. Rosehill Res.	Southeast of St. Clair and Yonge St.	270.0
32. St. Clair Res.	Spadina South of St. Clair Ave.	226.0
33. Scarborough Res.	Lake Ontario at foot of Wynnview Crt.	18.6
34. Leslie Tanks	Leslie and Talwood Drive	4.5
35. Rouge Tank	Sheppard Ave. E. east of Morningside	7.6
36. Warden Tank	Civic and Warden Ave.	4.5
37. Whitlam Tank	22nd St. and New Toronto St.	5.7

Source: Metro Works Department, Water Supply Division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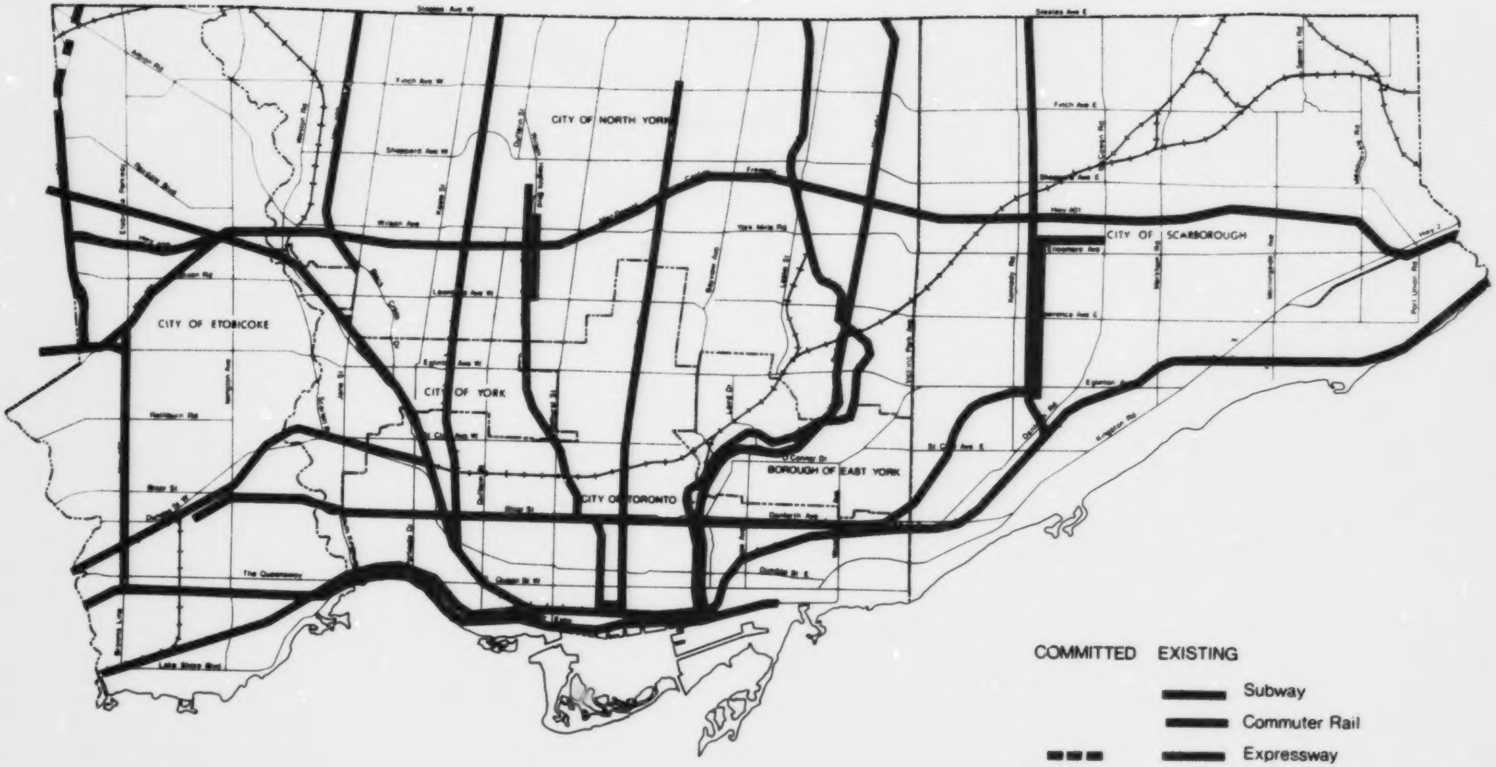
STEELES AVE
FINCH AVE
SHEPPARD AVE
WILSON AVE
MACDONALD CARTIER FREEWAY
HWY 401
HWY 400
HWY 404
HWY 427
HWY 409
HWY 2A
ELLESMERE RD
LAWRENCE AVE
EGLINTON AVE
ST CLAIR AVE
BLOOR ST
DANFORTH AVE
QUEEN ST
THE QUEENSWAY
F.G. GARDINER EXPWY
LAKE SHORE BLVD
DIXON RD
ALBION RD
REXDALE BLVD
ETOBICOKE PARKWAY
WESTON RD
KEELE ST
DUFFERIN ST
WILLIAM R. ALLEN RD
BATHURST ST
YONGE ST
BAYVIEW AVE
LESLIE ST
DON VALLEY PARKWAY
VICTORIA PARK AVE
O'CONNOR DR
ISLINGTON AVE
JANE ST
PARKSIDE DR
BROWN'S LINE
KENNEDY RD
McCOWAN RD
MARKHAM RD
MORNINGSIDE AVE
MEADOWVALE RD
DANFORTH RD
KINGSTON RD

1989 Total Volume Waste Received
3,220,300 metric tonnes

WASTE DISPOSAL SYSTEM, METROPOLITAN TORONTO, 1989

TYPE AND NAME OF FACILITY	LOCATION	TONNAGE HANDLED (metric tonnes)	STARTED OPERATION	REMARKS
● **SANITARY LANDFILLS**				
1. Brock West	Brock Rd. Pickering West on Conc. 3	964,004	June 1975	
2. Brock North	(Proposed) Church Rd., Pickering			
3. Brock South	(Proposed) Church Rd., Pickering			
4. Keele Valley	Maple	2,256,296	Nov. 1983	
■ **TRANSFER STATIONS**				
5. Bermondsey	188 Bermondsey Rd.	251,984	Aug. 1968	Rebuilt 1974
6. Ingram	50 Ingram Dr.	320,152	Apr. 1970	Rebuilt 1987
7. Disco	Disco Rd. and Carlingview Dr.	196,865	July 1985	
8. Symes	150 Symes Road	99,388	Aug. 1968	Rebuilt 1976
9. Victoria Park	3350 Victoria Park Ave.	118,299	Dec. 1977	
10. Scarborough	Transfer Pl. South of Nugget	164,687	Apr. 1981	
11. Dufferin	35 Vanley Cres.	57,287	Apr. 1987	

Source: Metro Works Department, Solid Waste Management Division


CITY OF NORTH YORK
CITY OF SCARBOROUGH
CITY OF ETOBICOKE
CITY OF YORK
CITY OF TORONTO
BOROUGH OF EAST YORK
Steeles Ave W
Steeles Ave E
Finch Ave W
Finch Ave E
Sheppard Ave W
Wilson Ave
Hwy 401
Bloor St
Danforth Ave
Queen St W
The Queensway
Lake Shore Blvd
Kingston Rd
COMMITTED
EXISTING
Subway
Commuter Rail
Expressway

Inventory Within Metropolitan Toronto	mi.	km.
Provincial Highways	60	96
Metropolitan Expressways	20	32
Metropolitan Arterial Roads	446	718
Area Municipal Streets and Roads	3,082	4,960
Subway Lines (including RT)	39	63
Commuter Rail Lines	82	132

MAJOR TRANSPORTATION FACILITIES AND ARTERIAL ROADS, 1989

FACTS ON PUBLIC TRANSIT

FACTS ON THE T.T.C. - 1981, 1984, 1987 & 1989

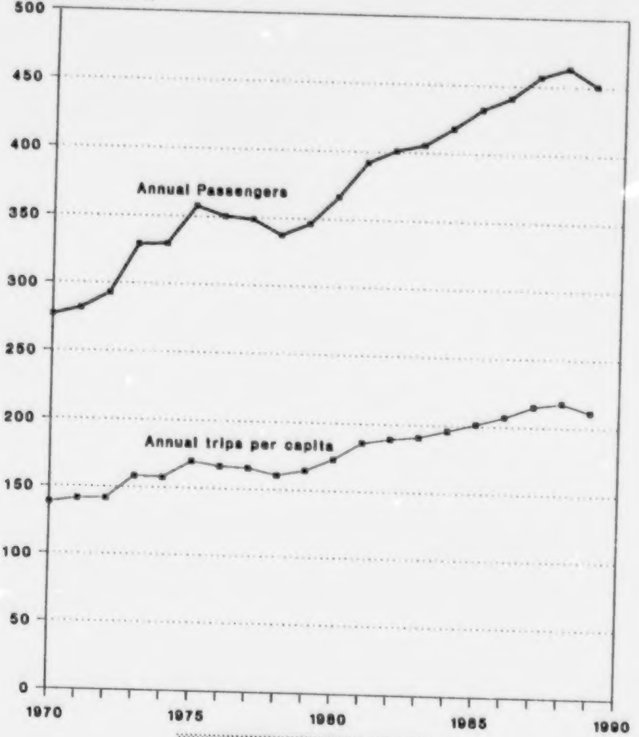
	1981	1984	Increase or Decrease	% Incr. (Decr.)	1987	Increase or Decrease	% Incr. (Decr.)	1989	Increase or Decrease	% Incr. (Decr.)
TOTAL PASSENGERS CARRIED:	392,040,000	418,132,000	26,092,000	6.7	456,884,000	38,752,000	9.3	450,726,000	(6,158,000)	-1.3
KILOMETRES OPERATED:										
Bus	83,009,291	92,981,647	9,972,356	12.0	97,555,828	4,574,181	4.9	98,068,000	512,172	0.5
Street Car	14,924,396	14,846,223	(78,173)	-0.5	14,213,742	(632,481)	-4.3	13,067,000	(1,146,742)	-8.1
Trolley Bus	6,338,199	6,174,178	(164,021)	-2.6	5,753,181	(420,997)	-6.8	4,983,000	(770,181)	-13.4
Subway	68,470,989	69,729,481	1,258,492	1.8	72,879,824	3,150,343	4.5	70,372,000	(2,507,824)	-3.4
Scarborough RT*					2,622,082	2,622,082		3,261,000	638,918	24.4
TOTAL	172,742,875	183,731,529	10,988,654	6.4	193,024,657	9,293,128	5.1	189,751,000	(3,273,657)	-1.7
NUMBER OF ROUTES:										
Bus	108	117	9	8.3	119	2	1.7	120	1	0.8
Street Car	9	9			9			9		
Trolley Bus	8	8			9	1	12.5	9		
Subway	2	2			2			2		
Scarborough RT*					1	1		1		
TOTAL	127	136	9	7.1	140	4	2.9	141	1	0.7
PASSENGER VEHICLES OWNED:										
Buses	1,403	1,465	62	4.4	1,570	105	7.2	1,597	27	1.7
Street Cars, CLRVs & ALRVs***	446	289	(157)	-35.2	282	(7)	-2.4	300	18	6.4
Trolley Buses	151	150	(1)	-0.7	139	(11)	-7.3	139		
Articulated Buses**								90	90	
Subway	632	630	(2)	-0.3	655	25	4.0	629	(26)	-4.0
Scarborough RT*					28	28		28		
TOTAL	2,632	2,534	(98)	-3.7	2,674	140	5.5	2,783	109	4.1
KILOMETRES OF ROUTE:										
Bus	1,047.8	1,133.5	85.7	8.2	1,147.8	14.3	1.3	1,159.5	11.7	1.0
Street Car	73.4	73.4			73.4			74.1	0.7	1.0
Trolley Bus	54.3	55.5	1.2	2.2	55.5			55.5		
Subway	54.4	54.4			54.4			54.4		
Scarborough RT*					6.5	6.5		6.4	-0.1	-1.5
TOTAL	1,229.9	1,316.8	86.9	7.1	1,337.6	20.8	1.6	1,349.9	12.3	0.9

	1981		1984		1987		1989		Incr. or Decr. (1981-1989)			
									Number		Percent	
BUSINESS DAY	System	Subway	System	Subway	System	Subway	System	Subway	System	Subway	System	Subway
Average Daily Passengers	1,313,600	521,500	1,384,149	520,324	1,514,000	591,000	1,496,000	601,000	182,400	79,500	13.9	15.2
Average Daily Rides (including Transfers)	2,102,000	834,000	2,353,000	885,000	2,618,000	980,000	2,589,000	997,000	487,000	163,000	23.2	19.5

* Opened March 23, 1985
** Started operation in 1989
***CLRVs - Canadian Light Rail Vehicles
***ALRVs - Articulated Light Rail Vehicles

Source: Toronto Transit Commission, Operating Statistics

TTC ANNUAL PASSENGERS AND ANNUAL TRIPS PER CAPITA



FACTS ON GO TRANSIT

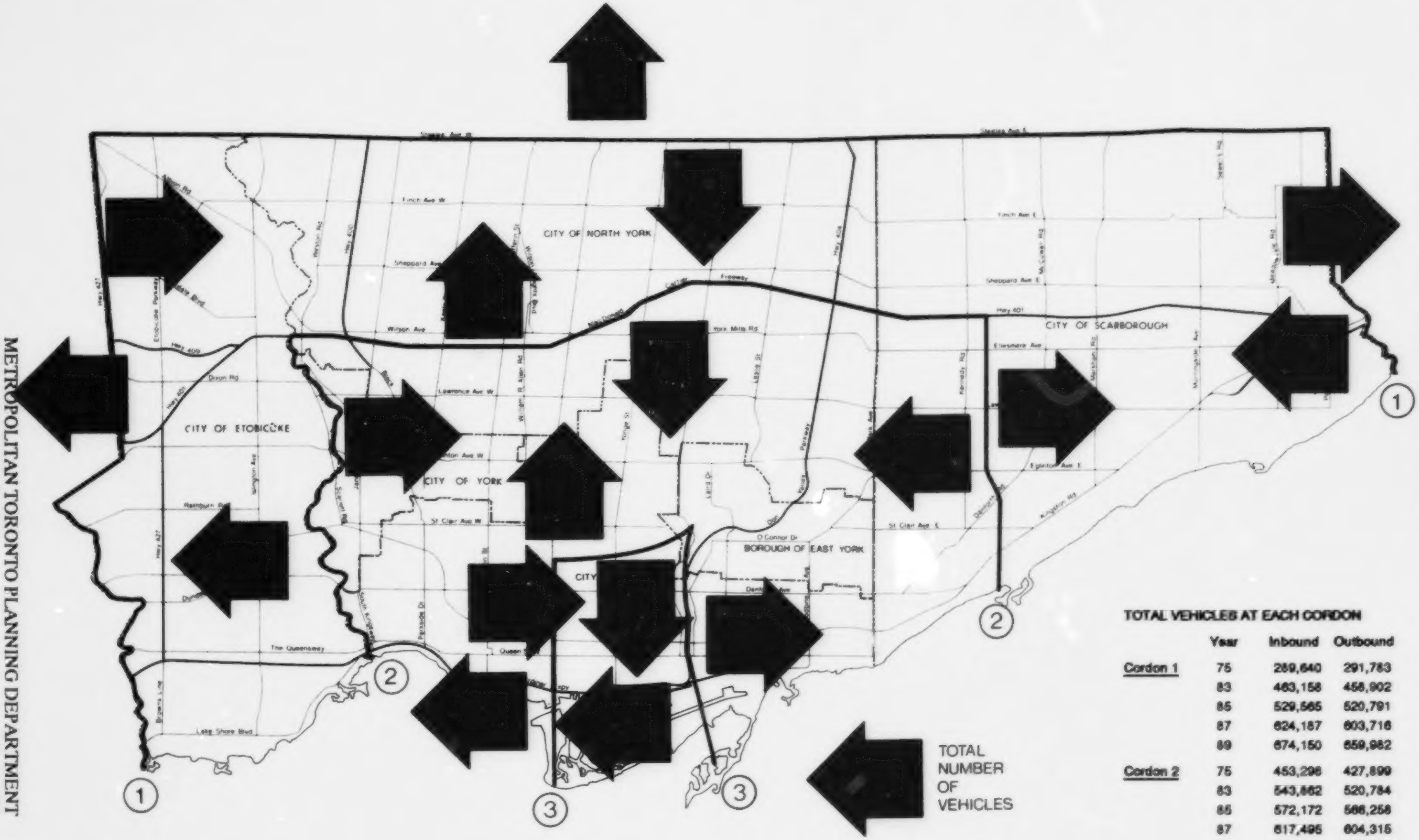
Commuter Rail	No. of Stations	Length (km)	1980-81 # of Passengers	1984-85 # of Passengers	1986-87 # of Passengers	1988-89 # of Passengers	Incr. or Decr. (1981-1989) Number	Percent
Georgetown	7	47.3	1,200,000	1,355,000	1,478,000	1,898,000	696,000	58.2
Richmond Hill	4	33.8	500,000	505,000	600,000	1,061,000	561,000	112.2
Lakeshore West (Oakville)	6	34.4						
Lakeshore West (Hamilton)*	4	28.8	10,800,000	11,048,000	12,174,000	18,168,000	7,368,000	68.2
Lakeshore East (Whitby)****	8	33.6						
Milton**	7	50.2		1,269,000	1,335,000	2,093,000	2,093,000	
Bradford**	5	66.8		184,000	231,000	397,000	397,000	
Stouffville**	5	46.2		240,000	300,000	383,000	383,000	
TOTAL	46	341.1	12,500,000	14,601,000	16,118,000	24,000,000	11,500,000	92.0
6 Bus Terminals		1,097.6	8,300,000	10,010,000	10,460,000	10,159,000	1,859,000	22.4
Contract Service Bus route***					347,000	298,000	298,000	
TOTAL GO TRANSIT	46	1,438.7	20,800,000	24,611,000	26,925,000	34,457,000	13,657,000	65.7

* Limited service extended to Hamilton in rush hours
** New commuter rail routes since 1980/81
*** Contract Service to Canada's Wonderland
**** New service to Whitby started in December 1988

Source: GO Transit

GRAY COACH LINES LIMITED

	1981	1984	1987	1989	Incr. or Decr. (1981-1989) Number	Percent
Passengers Carried	9,858,749	10,472,812	8,581,714	4,484,336	(4,097,378)	-47.7
Average Daily Passengers	27,010	28,614	23,512	12,286	(11,226)	-47.7
Kilometres Operated	27,055,090	28,320,909	21,779,841	14,157,000	(7,622,841)	-35.0
Kilometres of Route:						
Summer	2,613.5	2,138.8	2,151.5	1,470	(682)	-31.7
Winter	2,563.5	2,124.5	2,137.2	1,456	(681)	-31.9
Buses Owned	162	130	101	98	(3)	-3.0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Finch Ave E
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Sheppard Ave E
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Hwy 427
Hwy 409
Dixon Rd
Lawrence Ave W
Eglinton Ave E
St Clair Ave W
St Clair Ave E
Ellesmere Ave
York Mills Rd
Yonge St
O'Connor Dr
Kingston Rd
Lake Shore Blvd
The Queensway
Rathburn Rd
Markham Rd
Kennedy Rd
Parkside Dr
Queen St
TOTAL NUMBER OF VEHICLES

TOTAL VEHICLES AT EACH CORDON

	Year	Inbound	Outbound
Cordon 1	75	289,640	291,783
	83	463,158	458,902
	85	529,565	520,791
	87	624,187	603,716
	89	674,150	659,982
Cordon 2	75	453,296	427,899
	83	543,862	520,784
	85	572,172	566,258
	87	617,495	604,315
	89	606,329	616,222
Cordon 3	75	268,149	254,175
	83	299,610	280,696
	85	308,816	291,258
	87	323,544	300,150
	89	313,748	306,151

VEHICLES CROSSING 3 MAJOR CORDONS IN METROPOLITAN TORONTO,
7:00 A.M. TO 7:00 P.M., 1975, 1983, 1985, 1987 AND 1989

Source: Metro Cordon Count Program
1975, 1983, 1985, 1987 and 1989
Metropolitan Toronto Planning Department
Transportation Division

HUMAN SERVICES

6. HUMAN SERVICES

The cost of the provision of human services is shared by all levels of government. Both the federal and provincial governments are heavily involved in medical, hospital and social assistance programs and the financial support is channelled through the province directly to the supporting agency or through municipalities.

HEALTH AND WELFARE SERVICES - 1989

Number of Hospitals	41	Number of Hospital Beds	16,450
Number of Ambulance Stations	40		
Number of Community Service Centres	13		
Number of Hostels	31	Number of Beds	2,124
Number of Metropolitan Homes for the Aged	8	Number of Beds	2,394
Number of Charitable Homes for the Aged	33	Number of Beds	5,500
Number of Senior Citizens and Family Housing (Existing or Under Construction)	91	Number of Units	19,652
Number of Metropolitan Day Care Centres	54	Number of Children	2,867

EDUCATIONAL SERVICES - 1989

Number of Universities and Colleges	9	Enrolment (Full Time)	109,720
Number of Public Schools	437	Enrolment (Full Time)	157,300
Number of High Schools	113	Enrolment (Full Time)	108,721
Number of Separate Schools (Elementary)	194	Enrolment (Full Time)	74,353
Number of Separate Schools (Secondary)	38	Enrolment (Full Time)	28,550
Number of Libraries	108		

RECREATIONAL SERVICES - 1989

Number of Metropolitan Parks including CNE	52	Number of Hectares	2,411

PROTECTIVE SERVICES - 1989

Number of Police Divisional Headquarters	5	Police Personnel	7,449
Number of Fire Halls	80	Fire Personnel	3,255

The responsibility for these services, their areal distribution and related statistical data are summarized on pages 6.1 to 6.29.

GOVERNMENTAL AND PRIVATE ROLES IN PROVIDING HEALTH AND WELFARE SERVICES

SERVICE OR FACILITIES	FEDERAL (CANADA) ROLE	PROVINCIAL (ONTARIO) ROLE	MUNICIPAL & COMMUNITY ROLE
Medical care to individuals in or out of institutions	Funding under the Medical Care Act	Ontario Ministry of Health	Doctors and certain other medical practitioners.
Active treatment hospitals -institutional care	Hospital Insurance and Diagnostic Services Act	Ontario Ministry of Health	General and other hospitals for medical treatment
Mental hospitals -institutional care	Canada Assistance Plan (CAP) contributions for boarding, home care	The former "Ontario" Hospitals have given way to Psychiatric Hospitals and Mental Health Centres continuing mainly under provincial control.	
Facilities for the retarded, handicapped, orphans and other disadvantaged persons	Canada Assistance Plan (CAP)	Ministry of Community and Social Services (COMSOC)	A mix of public, charitable and private homes (e.g. residential, schools, hostels, group homes).
Nursing homes and homes for the aged Palliative care	Residents needing a minimum of medical care quality for hospital insurance. For needy, also CAP	Ontario Ministry of Health for those qualifying for "Extended Care" COMSOC	Private nursing homes Metropolitan Toronto Homes for the Aged
Convalescent hospitals, TB sanitoria and chronic care institutions	Patients may qualify for hospital insurance and CAP	Ontario Ministry of Health and other provincial contributions COMSOC	Emphasis now is on increasing the number of beds in "non-medical" care facilities
Assisted housing for senior citizens Assisted housing for families and individuals	National Housing Act (NHA) through CMHC The Canada Mortgage and Housing Corporation	Ministry of Housing also provides funding Ontario Housing Corporation (OHC) which set up Metropolitan Toronto Housing Authority in Metropolitan Toronto. See Table 3.5	Metropolitan Toronto Housing Company Ltd.
Family allowances	Family Allowances Act - Demogrant, with Child Tax Credit supplement through income tax		
Supplementary payments to the elderly	Old Age Security Act - Demogrant Spouses allowances Guaranteed income Supplement (GIS)	Property tax relief to eligible seniors Sales Tax grants (Income Tax) Guaranteed Annual Income Systems (GAINS) (not restricted to elderly)	The needy may apply for welfare assistance
Canada Pension Plan (CPP)	Mainly administered by Health and Welfare Canada	(Benefits include: Retirement and disability pensions, survivor and orphans benefits; death benefit)	
War pensions to veterans and dependents	Disability pensions) Veterans' Affairs War veterans allowances) Canada		
Health services other than institutional (Public Health)	Some financial assistance for medical and diagnostic services	Ministry of Health - laboratories, addiction research, sanitation, etc.	Medical Officers of Health Local Boards of Health and a District Health Council
Family Planning	Health and Welfare Canada	Ministry of Health	Local health departments
Ambulance services		Ministry of Health - grants to municipalities	Metropolitan Toronto Services Department
Medical and other costs related to accidents at work		Workmen's Compensation Board WCB (Ministry of Labour)	
Financial assistance following loss of job	Unemployment Insurance Act (Employment and Immigration Canada)		
Legal Aid		COMSOC	
Assistance in placing the physically and mentally disabled in jobs	Vocational Rehabilitation of Disabled Persons (Canada Assistance Plan)	Ministry of Community and Social Services - Vocational Rehabilitation Services	Services may be obtained from voluntary agencies
Public assistance and welfare services, including medical expenses such as drugs and dentistry	Canada Assistance Plan Health and Welfare Canada	COMSOC - Family Benefits - Assistance for those in long term need	Metropolitan Toronto Community Services Department - social assistance to those in short term need
Children's Services: Child Welfare services	Canada Assistance Plan (cost of maintenance)	COMSOC	Metropolitan Toronto - services to children Children's Aid Societies and other agencies
Juvenile observation and detention homes		Homes and Training Schools Probation and Aftercare	
Day Care	Partial Funding Child Care Expense Deduction in Income Tax	COMSOC	Metropolitan Toronto and privately operated facilities

Note: In the above chart, the emphasis is on the involvement of public and private agencies and individuals in providing publicly-funded services. There are numerous other agencies, secular and religious, on a national (even international), provincial or community level, which stand ready to provide welcomed direct assistance to the ill and needy without charge.

METROPOLITAN TORONTO COMMUNITY SERVICES DEPARTMENT, 1980 - 1990

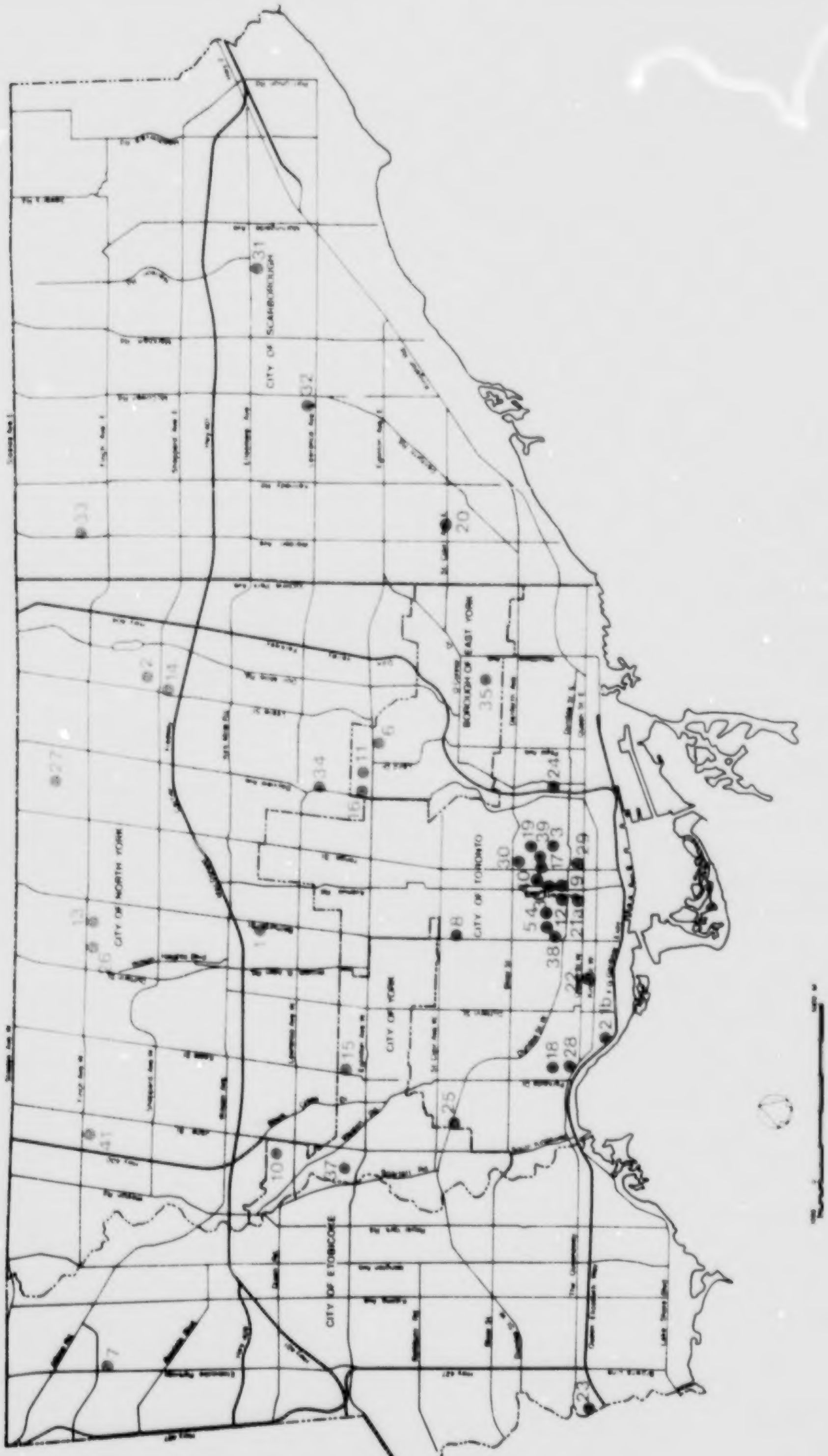
HISTORY OF EXPENDITURES

(000'S of Dollars)

	GENERAL WELFARE		SERVICES FOR THE ELDERLY			SERVICES FOR CHILDREN			HOUSING	OTHER SUPPORT SERVICES				
	General Welfare Assistance Only	Other Social Services 1) Special Assistance 2) Supplementary Aid 3) Administration	Homes For The Aged	Homemakers and Nurses Services (not exclusively for elderly)	Grants to Seniors	Day Care	Children's Aid Society	Catholic Children's Aid Society	Metropolitan Toronto Housing Company Limited	Purchased Counselling	Social Services Development Grants	General Social Services Grants	Community & Neighbourhood Support Services Grants	Hostel Operations
1980	64,654.0	23,599.5	37,282.9	2,572.9	728.2	22,299.2	22,825.0	16,651.1	30,116.4	415.3	N/A	970.0	N/A	4,291.0
1981	67,968.4	25,275.2	42,777.7	2,714.6	965.9	26,498.9	33,174.0	18,314.5	47,868.0	577.1	N/A	1,190.2	N/A	4,920.8
1982	89,233.7	27,716.4	56,675.1	4,389.0	1,217.6	31,285.1	36,840.3	20,600.6	58,378.5	773.4	164.9	1,501.8	N/A	7,830.4
1983	118,365.5	36,707.9	66,360.7	4,947.7	1,168.4	38,041.6	37,068.0	23,179.5	61,098.1	1,136.2	176.5	1,742.3	N/A	11,352.6
1984	125,617.8	41,942.3	71,384.2	4,342.1	1,592.8	42,080.7	38,996.0	24,650.5	72,925.8	1,310.6	180.0	1,919.4	N/A	12,740.7
1985	133,076.2	45,310.1	77,314.9	3,664.3	1,652.1	49,351.5	40,064.8	25,726.7	83,070.4	1,584.3	189.0	2,305.3	75.9	14,804.1
1986	156,274.6	51,490.2	86,124.7	4,580.8	1,908.8	66,373.2	42,068.0	27,614.1	91,030.2	1,638.5	196.6	2,495.5	195.0	17,696.3
1987	179,067.3	59,665.1	90,094.3	4,235.0	2,084.7	82,424.6	47,835.6	31,646.0	100,612.8	1,444.7	204.5	2,579.2	368.1	22,836.0
1988	199,881.8	67,275.3	103,363.6	4,387.3	2,854.0	106,459.7	50,890.3	34,408.0	109,439.3	2,094.1	212.7	2,804.5	382.8	27,178.1
1989	235,126.7	76,708.0	113,513.6	4,704.7	3,194.1	118,652.4	57,045.3	37,156.1	128,269.0	2,204.8	325.0	3,460.1	387.8	28,443.3
1990	N/A	N/A	N/A	N/A	3,403.0	N/A	N/A	38,081.1	N/A	N/A	342.9	3,846.0	418.1	N/A

UNITS OF SERVICE FOR EACH PROGRAM AREA

	SOCIAL SERVICES		SERVICES FOR THE ELDERLY						SERVICES FOR CHILDREN						HOUSING	OTHER SUPPORT SERVICES		
	General Welfare (Average Monthly No. of individuals)	Other Social Services	Homes for the Aged		Satellite Homes		Homemaker and Nurses Services	Grants to Seniors	Day Care		Metro Private Home Day Care Programs		Private Day Care Centres with Agreements	Private Home Day Care Agencies with Agreements	MTHCL (total units)	Purchased Counselling, Social & General Services, Community & Neighbourhood Service Grants	Hostel Services	
			(Home	(Beds)	(Home	(Beds)			(Centres)	(Spaces)	(Spaces)	(Centres)	(Spaces)	(Spaces)			(Admissions)	(Beds)
1980	23,668	N/A	7	2,625	12	440	N/A	N/A	33	2,520	250	205	4,370	712	12,342	N/A	N/A	N/A
1981	22,537	N/A	7	2,600	12	485	N/A	N/A	34	2,600	300	227	4,700	832	14,235	N/A	N/A	N/A
1982	27,081	N/A	7	2,515	12	485	N/A	N/A	34	2,600	300	232	5,300	632	15,365	N/A	33,852	1,812
1983	32,998	N/A	7	2,408	12	485	N/A	N/A	34	2,600	300	238	5,300	832	15,490	N/A	40,509	1,929
1984	32,548	N/A	7	2,415	12	485	N/A	N/A	34	2,630	300	246	5,700	832	16,350	N/A	39,207	1,867
1985	32,228	N/A	7	2,403	12	565	N/A	N/A	34	2,664	450	278	7,181	1,051	16,986	N/A	38,934	1,854
1986	34,472	N/A	7	2,403	12	625	N/A	N/A	34	2,664	450	278	7,481	1,051	17,479	N/A	40,803	1,943
1987	36,236	N/A	7	2,403	12	625	N/A	N/A	51	2,817	1,100	404	10,560	1,681	17,711	N/A	45,990	2,190
1988	36,648	N/A	7	2,403	12	625	N/A	N/A	52	3,190	1,100	414	12,112	1,750	17,928	N/A	45,060	2,132
1989	39,115	N/A	9	2,803	11	625	N/A	N/A	55	2,984	900	447	12,260	1,720	N/A	N/A	N/A	2,260
1990	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A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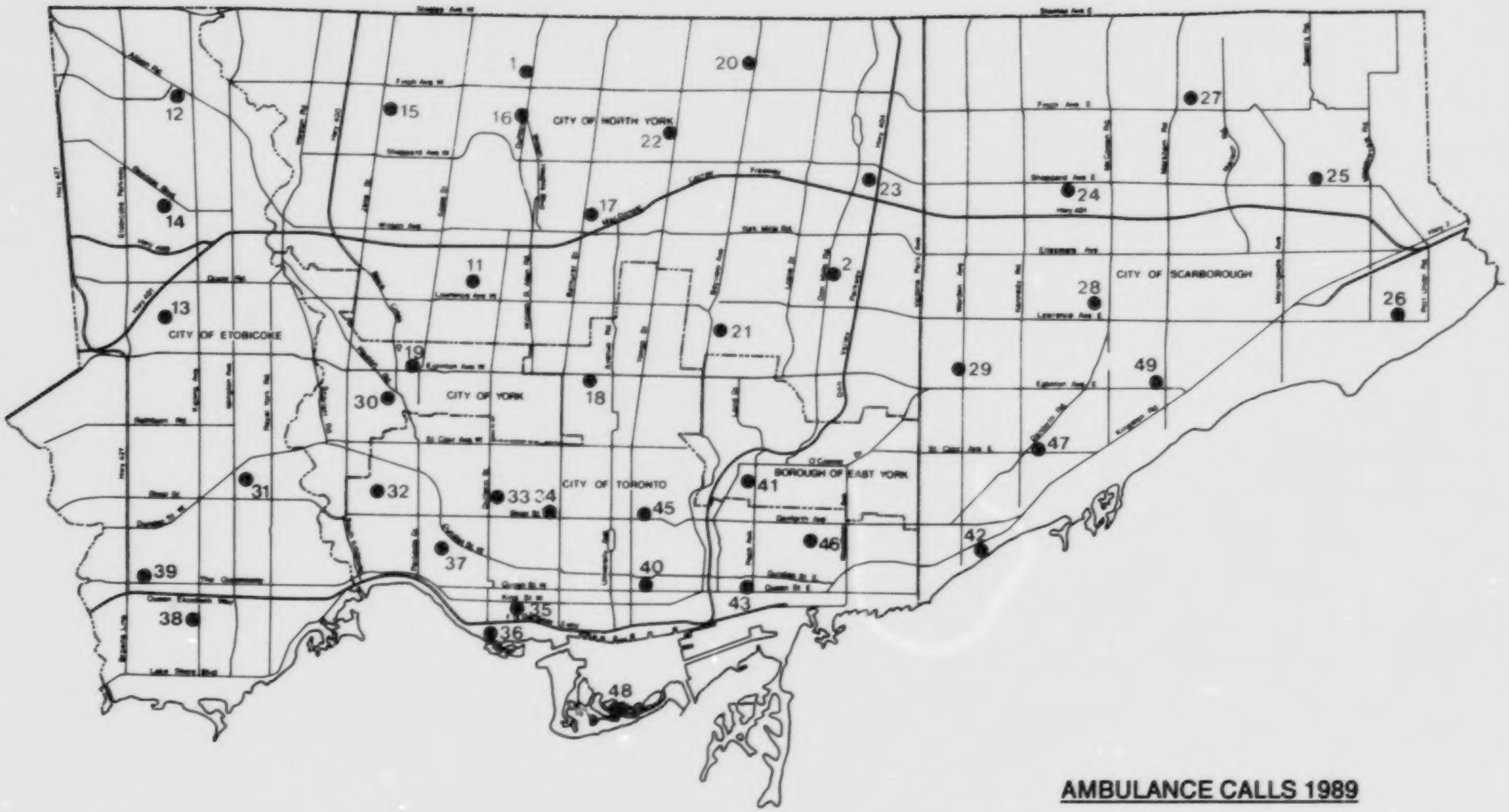
HOSPITALS, METROPOLITAN TORONTO, 1989

HOSPITALS IN METROPOLITAN TORONTO
(as of March 31, 1989)

Name of Hospital	Address	No. of Approved beds	Name of Hospital	Address	No. of Approved beds
1. Baycrest	3560 Bathurst St.	300	22. Queen Street Mental Health Centre	1001 Queen St. W.	618
2. Bloorview Children's	25 Buchan Court	87	23. Queensway General	150 Sherway Dr.	429
3. Central	333 Sherbourne St.	176	24. Riverdale	14 St. Matthews Rd.	784
4. Clarke Institute of Psychiatry	250 College St.	139	25. Runnymede	274 St. John's Rd.	114
5. Doctors Hospital	45 Brunswick Ave.	296	26. St. Bernard's Convalescent	685 Finch Ave. W.	59
6. The Donwood Institute	175 Brentcliffe Rd.	47	27. St. John's Convalescent	285 Cummer Ave.	210
7. Etobicoke General	101 Humber College Blvd.	413	28. St. Joseph's	30 The Queensway	831
8. Hillcrest	47 Austin Terrace	117	29. St. Michael's	30 Bond St.	701
9. Sick Children's	555 University Ave.	699	30. Salvation Army Grace	650 Church St.	123
10. Humber Memorial	200 Church St.	352	31. Scarborough's Centenary	2867 Ellesmere Rd.	654
11. Lyndhurst	520 Sutherland Dr.	95	32. Scarborough General	3050 Lawrence Ave. E	770
12. Mount Sinai	600 University Ave.	540	33. Scarborough Salvation Army Grace	3030 Birchmount Rd.	302
13. Branson	555 Finch Ave. W.	374	34. Sunnybrook Medical Centre	2075 Bayview Ave.	1,020
14. North York General	4001 Leslie St.	539	35. Toronto East General & Orthopaedic	825 Coxwell Ave.	650
15. Northwestern	2175 Keele St.	269	36. Toronto General	101 College St.	1,000
16. Hugh Macmillan Medical Centre	350 Rumsey Rd.	106	37. West Park (Toronto Tuberculosis)	82 Buttonwood Ave.	481
17. Orthopaedic and Arthritic	43 Wellesley St. E.	140	38. Toronto Western	399 Bathurst St.	660
18. Our Lady of Mercy (included in St. Joseph's totals)			39. Wellesley	160 Wellesley St. E.	594
19. Princess Margaret	500 Sherbourne St.	202	40. Women's College	76 Grenville St.	309
20. Providence Villa	3276 St. Clair Ave. E.	344	41. York–Finch General	2111 Finch Ave. W.	303
21. Queen Elizabeth	(a) 550 University Ave. (b) 130 Dunn Ave.	601			
				TOTAL	16,450

Source: Ontario Ministry of Health, Institutional Health Division, 1989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AMBULANCE STATIONS, METROPOLITAN TORONTO, 1989

AMBULANCE CALLS 1989

398,164
62.2% - Emergency
37.8% - Non-emergency

AMBULANCE STATION ADDRESSES

DISTRICT 1 - NORTHWEST OFFICE

District Supervisor's Office: 14 Station,
321 Rexdale Blvd.

STATION ADDRESS

01	4330 Dufferin St., Downsview, M3H 5R9 (ESU Base)
11	1135 Caledonia Rd., Toronto, M6A 2W9
12	1535 Albion Rd., Rexdale, M9V 1B2
13	555 Martin Grove Rd., Weston, M9R 4B7
14	321 Rexdale Blvd., Rexdale, M9W 1R8
15	2753 Jane St., Downsview, M3L 2E8
16	3990 Chesswood Dr., Downsview, M3J 2R8
17	4135 Bathurst St., Downsview, M3H 3P5
18	643 Eglinton Ave. West, Toronto, M5N 1C5
19	2660 Eglinton Ave. West, Toronto, M1K 2S3

DISTRICT 2 - NORTHEAST OFFICE

District Supervisor's Office: 42 Station,
1535 Kingston Rd.

STATION ADDRESS

02	24 Mallard Rd., North York, M3B 1S2 (ESU Base)
20	3300 Bayview Ave., (Riseborough Ave.) Willowdale, M2M 3R7
21	2075 Bayview Ave., Toronto, M4N 3M6 (Sunnybrook Hospital)
22	12 Canterbury Place, Willowdale, M2N 6N8
23	115 Parkway Forest Dr., Willowdale, M2J 1L8
24	3061 Birchmount Rd., Scarborough, M1W 2S4
25	8200 Sheppard Ave. East, Scarborough, M1E 4R2
26	5316 Lawrence Ave. East, Scarborough, M1C 1R4
27	900 Tapscott Rd., Scarborough, M1X 1C3
28	2900 Lawrence Ave. East, Scarborough, M1P 2T8
29	887 Pharmacy Ave., Scarborough, M1L 3K2

NOTE: ESU - Emergency Support Unit

DISTRICT 3 - SOUTHWEST OFFICE

District Supervisor's Office: 37 Station,
1288 Queen St. W.

STATION ADDRESS

30	1080 Weston Rd., Toronto, M6M 4R3
31	4219 Dundas St. West, Etobicoke, M8X 1Y3
32	9 Clendenan Ave., Toronto, M6P 2W4
33	760 Dovercourt Rd., Toronto, M6H 2X2
34	674 Markham St., Toronto, M6G 2L9
35	866 Richmond St. West, Toronto, M6J 1C9
36	CNE Grounds, Connaught Ave., Toronto, M6K 3C3
37	1288 Queen St. West, Toronto, M6K 1L4
38	259 Horner Ave., Etobicoke, M8Z 4Y3
39	155 The East Mall, Etobicoke, M8Z 5Y5

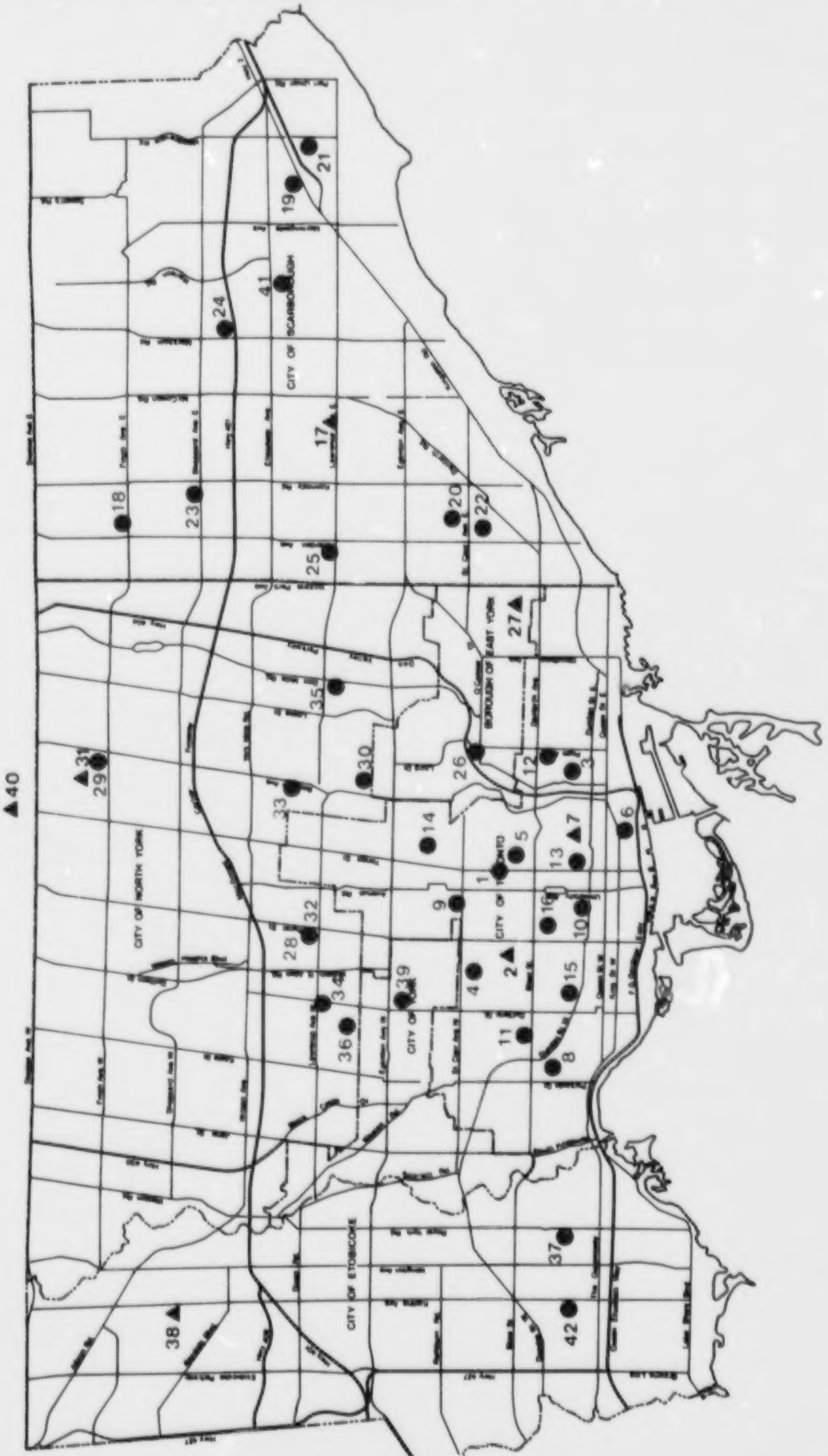
DISTRICT 4 - SOUTHEAST OFFICE

District Supervisor's Office: 42 Station,
1535 Kingston Rd.

STATION ADDRESS

40	58 Richmond St. East, Toronto, M5C 1N8
41	1300 Pape Ave., Toronto, M4K 3X1 (Pape and O'Connor)
42	1535 Kingston Rd., Scarborough, M1N 1R5
43	126 Pape Ave., Toronto, M4M 2V8
45	135 Davenport Rd., Toronto, M5R 1J1
46	105 Cedarvale Ave., Toronto, M4J 1K8
47	3600 St. Clair Ave. East, Scarborough, M1K 1M2
48	Centre Island, (Temp. Approx. May to September)
49	3100 Eglinton Ave. East, Scarborough, M1J 2H1

HOMES FOR THE AGED, METROPOLITAN TORONTO 1989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▲ Municipal Home for the Aged

● Charitable Home for the Aged

HOMES FOR THE AGED, 1989

CITY OF TORONTO

1. Belmont House, 55 Belmont St.
a 2. Castleview-Wychwood Towers, 351 Christie St.
3. Chester Village, 717 Broadview Ave.
4. Christie Gardens, 600 Melita Cres.
5. Fellowship Tower, 877 Yonge St.
6. Fred Victor Mission, 139 Jarvis St.
a 7. Fudger House, 439 Sherbourne St.
8. Copernicus Lodge, 66 Roncesvalles Ave.
9. Julia Greenshields Memorial Home, 282 St. Clair Ave. W.
10. Mon Sheong Home for the Aged, 36 D'Arcy St.
11. New Horizons Tower, 1140 Bloor St. W.
12. Nisbet Lodge, 740 Pape Ave.
13. Rotary-Laughlen Centre, 110 Edward St.
14. S.A. Isabel and Arthur Meighen Lodge, 100 Davisville Ave.
15. St. Anne's Tower, 661 Dufferin St.
16. St. Thomas' Centenary House, 54 Madison Ave.

CITY OF SCARBOROUGH

a 17. Bendale Acres, 2920 Lawrence Ave. E.
18. Cana Place, 3333 Finch Ave. E.
19. Ehatare, 40 Old Kingston Rd.
20. LaSalle Manor, 61 Fairfax Cres.
21. Metro Toronto Legion Village, 59 Lawson Rd.
22. Providence Villa, 3276 St. Clair Ave. E.
23. Shepherd Lodge, 3760 Sheppard Ave. E.
24. Sts. Peter/Paul Ukrainian Community Homes,
221 Milner Ave.
25. The Wexford, 1860 Lawrence Ave. E.
41. Seven Oaks, 9 Neilson Rd.

BOROUGH OF EAST YORK

26. Ina Grafton Gage Home, 2 O'Connor Dr.
a 27. True Davidson Acres, 200 Dawes Rd.

CITY OF NORTH YORK

28. Baycrest Terrace, 3560 Bathurst St.
29. Carefree Lodge, 306 Finch Ave. E.
30. Clarkewood C.N.I.B., 1929 Bayview Ave.
a 31. Cummer House, 205 Cummer Ave.
32. Jewish Home for the Aged, 3560 Bathurst St.
**33. Bob Rumball Centre for the Deaf,
(Ontario Community Centre for the Deaf)
2395 Bayview Ave.
**34. Sacred Heart Class of the Good Shepherd,
25 Shepherd Ct.
35. Thompson House, 1 Overland Dr.
36. Villa Colombo, 40 Playfair Ave.

CITY OF ETOBICOKE

**37. Ivan Franko Home, 767 Royal York Rd.
a 38. Kipling Acres, 2233 Kipling Ave.
42. Lakeshore Lodge, 3197 Lakeshore Blvd. West

CITY OF YORK

39. St. Hilda's Tower, 2339 Dufferin St.

YORK REGION

* 40. Greenacres (Newmarket), 194 Eagle St.

HOMES FOR THE AGED
INSTITUTIONS AND BEDS - METROPOLITAN TORONTO MUNICIPALITIES

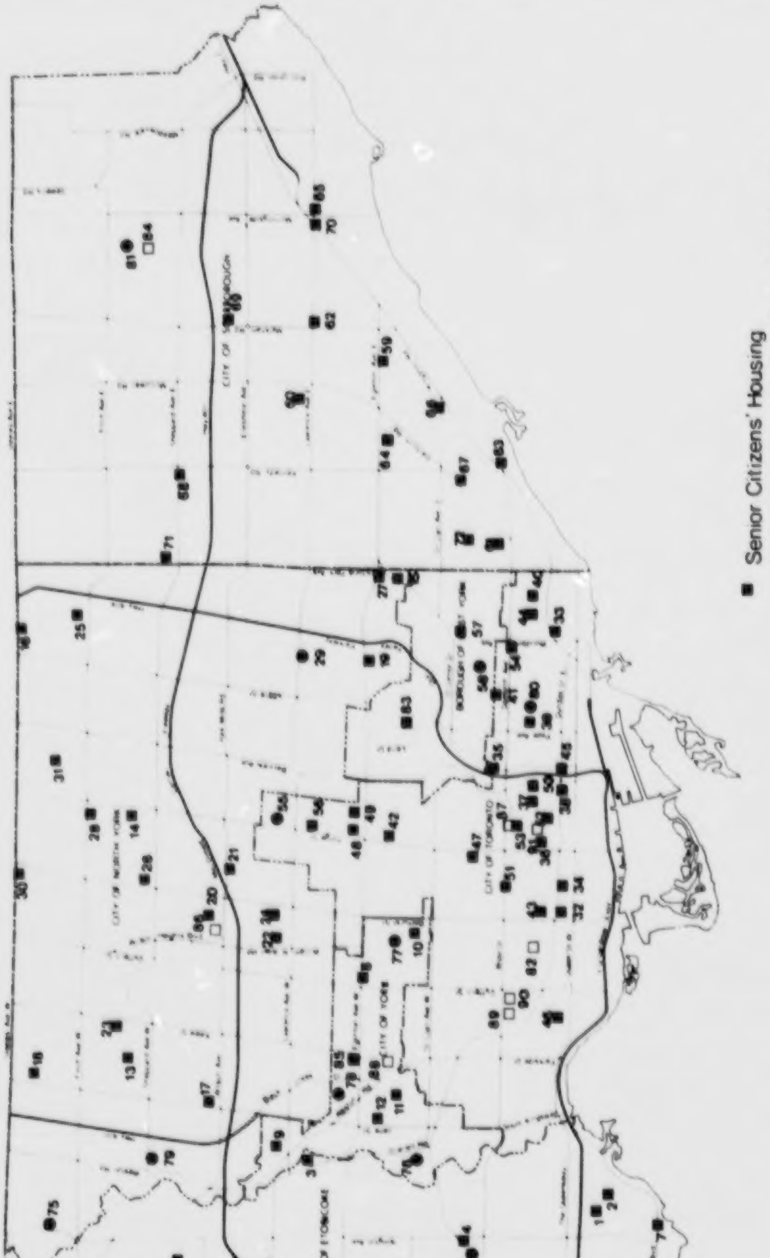
	METROPOLITAN HOMES		CHARITABLE		ALL HOMES	
Municipality	No.	Beds	No.	Beds	No.	Beds
TORONTO	2	691	14	2,416	16	3,107
YORK	–	–	1	411	1	411
EAST YORK	1	280	1	122	2	402
ETOBICOKE	2	484	1	98	3	582
NORTH YORK	1	390	8	1,261	9	1,651
SCARBOROUGH	2	549	8	1,192	10	1,741
METROPOLITAN * TORONTO	8	2,394	33	5,500	41	7,894

* Metropolitan Toronto operates Greenacres, 404 beds, in Newmarket
**Not O.A.H.A. Member
a – Metropolitan Homes for the Aged

Source: Ontario Association of Homes for the Aged (O.A.H.A.)
Satellite Home Program, Nursing Home and Hospital beds, not included

METROPOLITAN TORONTO HOUSING COMPANY SENIOR CITIZENS' AND FAMILY HOUSING, 1989

- ■ Senior Citizens' Housing
- □ Under Development and Under Construction
- ● Family Housing


CITY OF SCARBOROUGH
BOROUGH OF EAST YORK
CITY OF TORONTO
CITY OF NORTH YORK
CITY OF YORK
CITY OF ETOBICOKE

THE METROPOLITAN TORONTO HOUSING COMPANY LIMITED

SENIOR CITIZENS HOUSING

	Name	Address	No. of Units
1.	Edwards Manor	340 Royal York Rd.	307
2.	Griggs Manor	100 Cavell Ave.	300
3.	Humber Acres	1 Scarlettwood Court	47
4.	Islington Manor	41 Mabelle Ave.	350
5.	Robert J. Smith Apartments	101, 121 Kendleton Dr.	417
6.	Westacres & Westacres Extension	1-15 Arbordell Rd.	223
7.	Woods Manor	2835 Lakeshore Blvd. West	148
8.	Doug Saunders Apartments	1775 Eglinton Ave. West	300
9.	Eagle Manor	1901 Weston Rd.	390
10.	Louise Towers	130 Vaughan Rd.	99
11.	Mount Dennis Apartments	101 Humber Blvd.	246
12.	Outlook Manor	55 Outlook Ave.	275
13.	Arleta Manor	7 & 11 Arleta Ave.	372
14.	Beecroft Manor	35 Park Home Ave.	284
15.	Centennial Apartments	5-11 Wakunda Place	245
16.	Cliffwood Manor	4000 Don Mills Rd.	397
17.	Downsview Acres	2195 Jane St.	294
18.	Edgeley Apartments	35 Shoreham Dr.	354
19.	Glenyan Manor	10 Deauville Lane	247
20.	King High Acres	12 King High Ave.	31
21.	Marjory Carton Apartments	193 Wilson Ave.	125
22.	Northacres	2-20 Flemington Rd.	127
23.	Northwood Apartments	3680 Keele St.	239
24.	Saranac Apartments	3174 Bathurst St.	181
25.	Seneca Towers	1700 Finch Ave. East	275
26.	Sheppard Place	4455 Bathurst St.	301
27.	Sunrise Towers	1420 Victoria Park Ave.	330
28.	The Kempford	5430 Yonge St.	239
30.	West Don Apartments	6250 Bathurst St.	389
31.	Willowdale Manor	175 Cummer Ave.	282
32.	Alexandra Park Apartments	91 Augusta Ave.	257
33.	Beaches Lions Centennial Apts.	50 Norway Ave.	43
34.	Beverly Manor	168 John St.	180
35.	Broadview Manor	80 Danforth Ave.	131
36.	College View Apartments	423 Yonge St.	340
37.	Donvale Manor	330 Gerrard St. East	81
38.	Edna Dixon Apartments	540 Queen St. East	44
39.	Frances Beavis Manor	369 Pape Ave.	139
40.	Glen Stewart Acres	828 Kingston Rd.	147
41.	Greenwood Towers	145 Strathmore Blvd.	350
42.	Janet Magee Manor	71 Merton St.	167
43.	Kensington Manor	34 Oxford St.	189
44.	Kinsmen Manor	2287 Gerrard St. East	38
45.	May Birchard Apartments	859 Dundas St. East	29
46.	May Robinson Apartments	20 & 25 West Lodge Ave.	397
47.	McMurrich Place	18 Davenport Rd.	128
48.	Montgomery Place	130 Eglinton Ave. East	266
49.	Moore Place	801 Mount Pleasant Rd.	186
50.	Riverdale Acres	230 River St.	25
51.	Senator David A. Croll Apartments	341 Bloor St. West	326
52.	William Dennison Apartments	310 Dundas St. East and 237 Sherbourne St. (House)	166
53.	Winchester Square	55 Bleecker St.	260
54.	Woodbine Acres	133 Merrill Ave.	42
56.	The Sherwood	2567 Yonge St.	105
57.	East York Acres	9 Haldon Ave.	200
58.	Blair Court	266 Donlands Ave.	254
59.	Adanac Apartments	140 Adanac Dr.	306
60.	Brimley Acres	2950 Lawrence Ave. East	200
61.	Byng Towers	3330 Danforth Ave.	193
62.	Cedarbrae Manor	65 Greencrest Circuit	400
63.	McClain Park Apts.	10 Glen Everst Rd.	351
64.	Gus Harris Pl.	120 Town Haven Pl	150
65.	Morningside Apartments	4205 Lawrence Ave. East	346
66.	St. George's Manor	17 Brimley Rd.	330
67.	Scarborough Acres	575 Danforth Rd.	16
68.	Tam O'Shanter Towers	3825 Sheppard Ave. East	300
69.	Village Apartments	50 Tuxedo Ct.	379
70.	West Hill Apartments	4175 Lawrence Ave. East	375
71.	Wishing Well Manor	2008 Pharmacy Ave.	294
72.	Woodland Acres	682 Warden Ave. & 40 Firvalley Ct.	392
82.	Leonardo Court	72 Clinton St.	157
83.	The Overlea	12 Thorncliffe Park Dr.	219
85.	York Square	2468 Eglinton Ave. West	210
			16,922

FAMILY HOUSING

	Name	Address	No. of Units
29.	Twenty Sanderling Place	North York	90
55.	Joseph Brown	3197 Yonge St.	110
73.	Mabelle Place	49 Mabelle Ave.	128
74.	Humberline Place	10 Humberline Dr.	179
75.	Rowntree Manor	2765 Islington Ave.	237
76.	Cooper Mills Town Houses	4020 Dundas St. West	177
77.	Blake Towers	154 Vaughan Rd.	51
78.	Trimbee Court	30 Denarda St.	255
79.	Weston Tower	3101 Weston Rd.	176
80.	Riverdale Mews	436 Leslie St.	22
81.	Empringham Mews	50-126 Empringham Dr.	165
			1,590

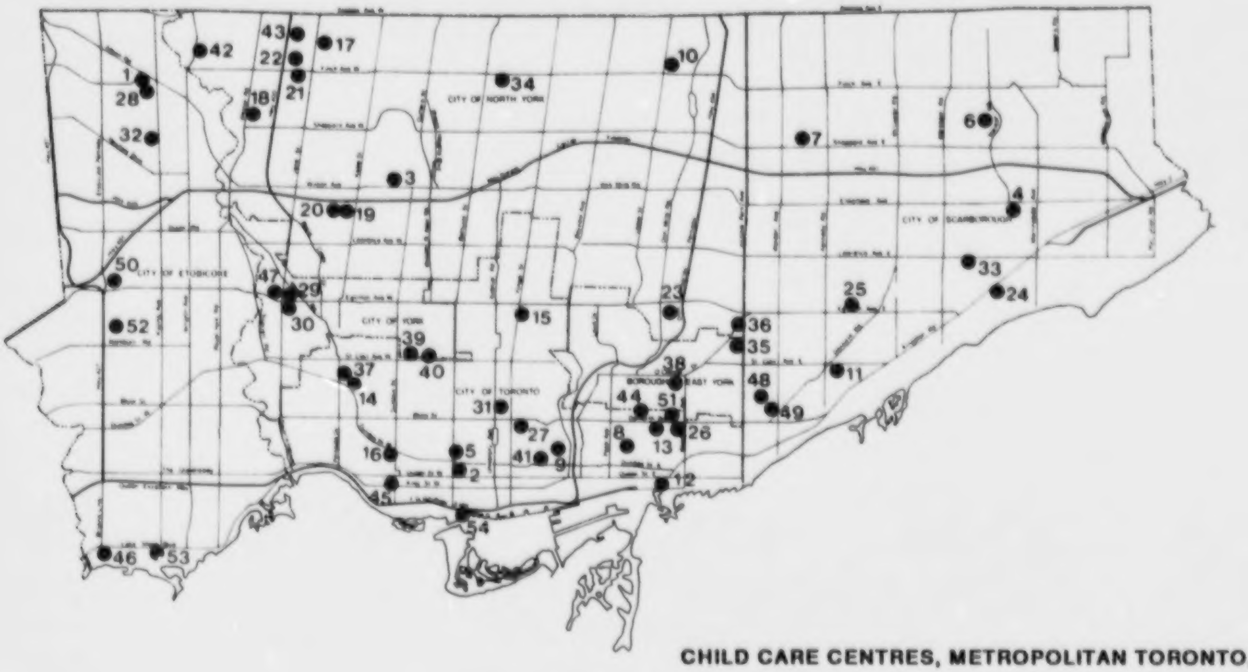
UNDER DEVELOPMENT AND UNDER CONSTRUCTION

(All Senior Except for Noted Buildings)

	Name	Address	No. of Units
84.	Malvern Centre	East Side of Neilson, North of Sheppard Ave. East	250
86.	Faywood Place	Wilson Heights Blvd. at Wilson Ave.	40
87.	Jarvis/Wellesley	Jarvis & Wellesley	212
88.	600 Rogers Rd.	City of York	200
89.	Bloor/Symington	Toronto	169
90.	Bloor/Symington* (Single)	Toronto	137
91.	291 George St.	Toronto	132
			1,140

* Mixed Use - Seniors/Single/Family
** Mixed Use - Seniors/Single/Handicapped
o Family

Source: The Metropolitan Toronto Housing Company Limited, 1989



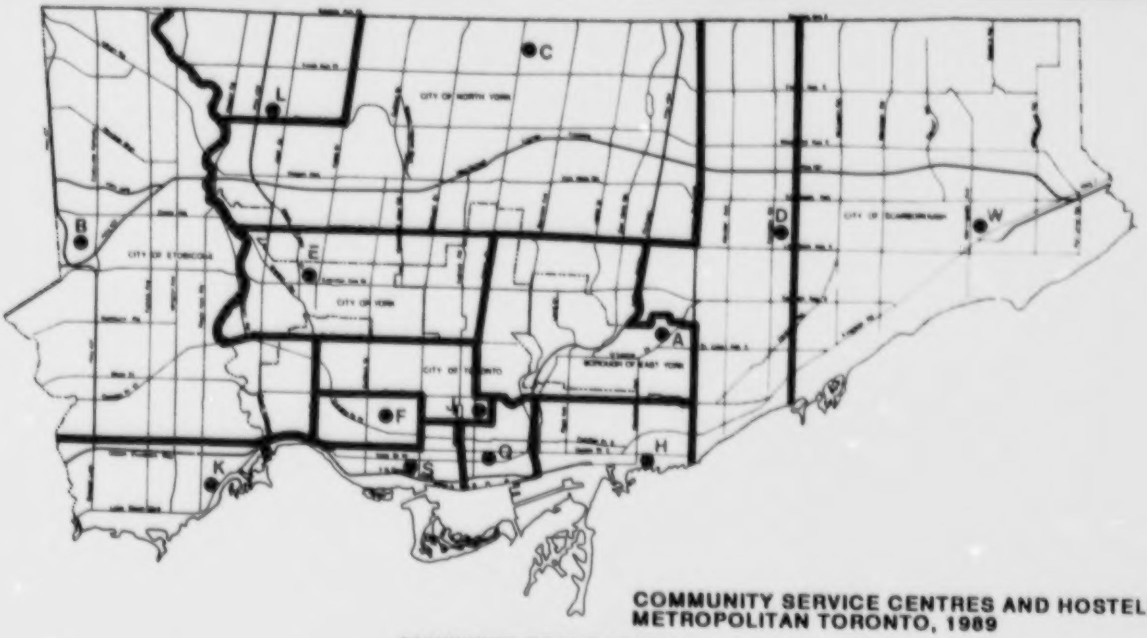
CHILD CARE CENTRES, METROPOLITAN TORONTO, 1989

METRO CHILD CARE CENTRES, 1989

	NAME	ADDRESS	LICENSED CAPACITY	AGES
1.	Albion	1545 Albion Rd.	59	0-5
2.	Alexandra Park*	75 Augusta Sq.	55	2.5-9
3.	Ancaster*	45 Ancaster Rd.	85	0-9
5.	Bellevue	95 Bellevue Ave.	89	18m-9
6.	Berner Trail*	120 Berner Trail	90	0-9
7.	Birchmount*	365 Bay Mills Blvd.	52	18m-9
8.	Blake St.*	84 Blake St.	82	18m-9
9.	Blevins	26 Blevins Place	59	18m-9
10.	Brahms*	5 Brahms Ave.	48	18m-9
11.	Canadiana Court	20 Gordonridge Place	65	18m-9
52.	Capri	7 Capri Rd.	26	18m-5
4.	Centenary	9 Neilson Road	-	-
12.	Coxwell*	1631 Queen St. East	59	2.5-9
13.	Danforth	1125 Danforth Rd.	64	0-5
14.	Davenport SA Satellite	2054 Davenport Rd.	24	6-9
15.	Davisville*	41 Millwood Rd.	54	18m-9
16.	Dovercourt*	455 Dovercourt Rd.	92	18m-9
17.	Edgeley	405 Driftwood Ave.	57	0-5
18.	Emery	3395 Weston Rd.	52	0-5
19.	Falstaff	10 Falstaff Ave.	77	0-5
20.	Falstaff CC Resource	30 Falstaff Ave.	20	6-9
21.	Firgrove	4 Cane Grassway	42	18m-5
22.	Firgrove CC Resource	4 Cane Grassway	20	6-9
23.	Flemingdon*	29 St. Dennis Dr.	63	18m-9
24.	Galloway	4299 Kingston Rd.	59	0-5
25.	Gilder*	31 Gilder Dr.	67	2.5-9
26.	Gledhill SA Satellite	2 Gledhill Ave.	24	6-9
27.	Glen Rd.*	443 Bloor St. East	72	2.5-9
28.	Greenholme Satellite	10 Jamestown Cres.	24	5-9
54.	Harbourfront	-	-	-
29.	Hollis*	1 Hollis St.	70	0-5
30.	Hollis CC Resource	71 Gustville Ave.	54	6-9
31.	Jesse Ketchum	7 Berryman St.	134	18m-9
32.	Kipling Satellite	2233 Kipling Ave.	32	0-5
53.	Lakeshore	-	-	-
33.	Lawrence Ave. East	3847 Lawrence Ave. E.	60	2.5-9
34.	Northminister*	255 Finch Ave. West	91	18m-9
35.	O'Connor*	1386 Victoria Park Ave.	57	0-5
36.	O'Connor SA Satellite	1665 O'Connor Dr.	40	5-9
37.	Davenport/Perth	1900 Davenport Rd.	36	2.5-5
38.	Parkside SA CC Centre	401 Cedarvale Ave.	35	4-9
39.	Rawlinson*	40 Earnscliffe Rd.	60	0-5
40.	Rawlinson CC Resource	312 Oakwood Ave.	46	6-9
41.	Regent Park	600 Dundas St. East	45	0-5
42.	Rowntree*	2765 Islington Ave.	46	18m-9
43.	Shoreham SA Satellite	31 Shoreham Drive	65	5-9
44.	St. David's CC Resource	49 Donlands Ave.	30	6-9
45.	St. Mark's	201 Cowan Ave.	59	2.5-9
46.	Thomas Berry*	3495 Lakeshore Blvd. W.	107	0-9
47.	Trimbee Infant Resource	30 Denarda St.	16	0-18m
48.	Warden Woods	76 Firvalley Court	44	0-4
49.	Warden Woods Satellite	644 Warden Ave.	40	4-9
50.	Willowridge	30 Earldown Drive	76	0-9
51.	Woodbine*	700 Milverton Blvd.	44	0-5
			2,867	

*Facilities for developmentally handicapped

Source: Metropolitan Toronto Community Services Department



COMMUNITY SERVICE CENTRES AND HOSTELS, METROPOLITAN TORONTO, 1989

COMMUNITY SERVICE CENTRES AREA AND SATELLITE OFFICES

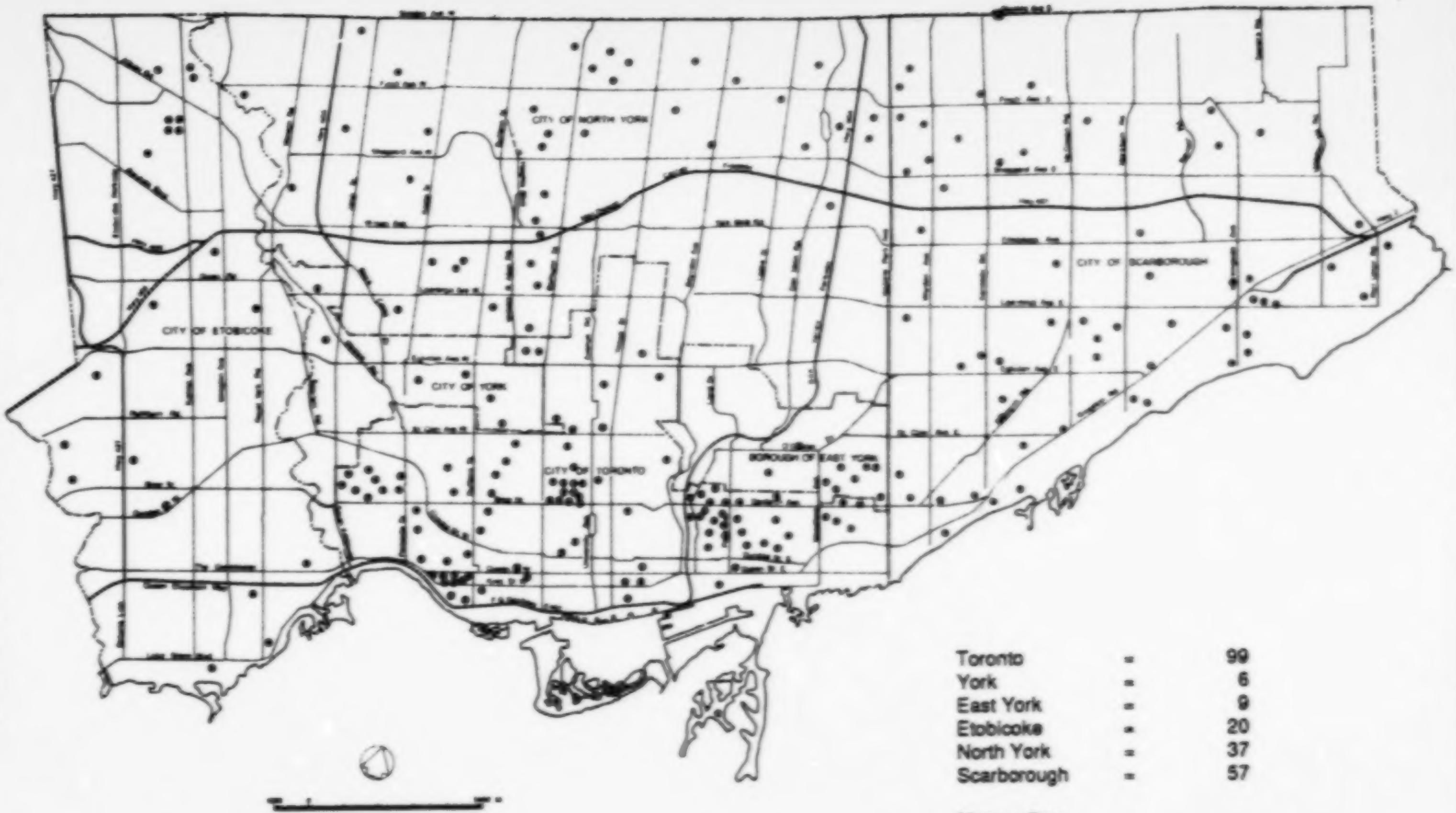
"A"	1450 O'Connor Drive	392-3400	"J"	118 Charles Street East	392-5300
"B"	220 Attwell Drive, Unit 4	392-6400	*"K"	185 - 5th Street	392-6550
"C"	5799 Yonge Street	392-2850	*"L"	101 Oakdale Road	392-6500
"D"	1225 Kennedy Road	392-2800	"Q"	67 Adelaide Street East	392-6300
"E"	2700 Eglinton Ave. West	392-6200	*"S"	689 King Street West	392-2600
"F"	455 Dovercourt Road	392-2444	*"W"	4637 Kingston Road	392-2700
"H"	1631 Queen Street East	392-3200			

* Satellite Offices

HOSTELS

	Name	Address	Phone	No. of Beds	Major Client Group
A.	HOSTELS OPERATED BY METRO				
1.	Family Residence	674 Dundas St. W	392-5500	145	Two-parent Families and Couples
2.	Robertson House	291 Sherbourne St.	392-5650	32	Single Women
				90	Women with Children
3.	Seaton House	325 George St.	392-5522	422	Single Men
				326	Disabled/Elderly Men
B.	PRIVATELY OPERATED HOSTELS (funding assisted by Metro)				
4.	Anduhyaun	106 Spadina Rd.	920-1492	16	Native Canadian Women with or without Children
5.	Covenant House	70 and 179 Gerrard St. E.	593-4849	85	Single Men and Women Under 21 Years
6.	Dixon Hall	30 St. Lawrence St.	863-0498	58	Single Men
7.	Emily Stowe Shelter	21 Brimley Road, Scarborough	264-4357	30	Assaulted Women with Children
8.	Ernestine's	1 Warrendale Court, Rexdale	746-3701	22	Assaulted Women with Children
9.	Evangeline Residence (Salvation Army)	2808 Dundas St. W.	762-9636	60	Single Women
10.	Good Shepherd Refuge	412 Queen St. E.	869-3619	75	Single Men
11.	Interval House	596 Huron St.	914-1491	22	Assaulted Women with Children
12.	Na.Me. Res	14 Vaughan Rd.	652-0334	26	Native Canadian Men
13.	Nellie's	275A Broadview Ave.	461-1084	30	Single Women and Some Women with Children
14.	North York Women's Shelter	940 Sheppard Ave. W., North York	635-9630	30	Assaulted Women with Children
15.	Ozanam House	88 Mulock Ave.	762-4195	11	Alcoholic Men
16.	The Red Door (Woodgreen United Church)	875 Queen St. E.	469-4123	45	Families with Children
			462-9750	30	Assaulted Women with Children
17.	Rendu House (St. Vincent de Paul Society)	242 Church St.	864-0792	35	Single Women
18.	Salvation Army Men's Hostel	135 Sherbourne St.	366-2733	117	Single Men (also with 269 beds for paying residents)
19.	Salvation Army Shelter	167 College St.	977-2010	102	Single Men
20.	Shirley Samaroo House	38 King St., Weston	249-7095	30	Assaulted Women with Children
21.	Sojourn House	51 Bond St.	964-0515	25	Refugee Families and Singles
22.	Street City	393 Front St. E.	362-2827	40	Single Men
23.	Street Haven	87 Pembroke St.	967-6060	20	Single Women
24.	STOP 86 (Y.W.C.A.)	86 Madison Ave.	922-3721	25	Single Women Under 25
25.	Toronto Community Hostel	191 Spadina Rd.	925-4431	22	Families and Singles
26.	Women in Transition - Bloor House	1322 Bloor St. W.	533-1175	25	Single Women
27.	Women in Transition - Spadina House	143 Spadina Rd.	967-5227	18	Assaulted Women with Children
28.	Women's Habitat	149 Stanley Ave.	252-5820	25	Assaulted Women with Children
29.	Woodlawn Residence (Y.W.C.A.)	80 Woodlawn Ave. E.	923-7454	10	Single Women
30.	Y.M.C.A. House	485 Queen St. W.	865-9700	50	Single Young Men
31.	Youth Without Shelter	6 Warrendale Court, Rexdale	638-5455	25	Single Men and Women Under 25
				2124	

Source: Metropolitan Toronto Community Services Department


CITY OF NORTH YORK
CITY OF ETOBICOKE
CITY OF YORK
CITY OF TORONTO
BOROUGH OF EAST YORK
CITY OF SCARBOROUGH

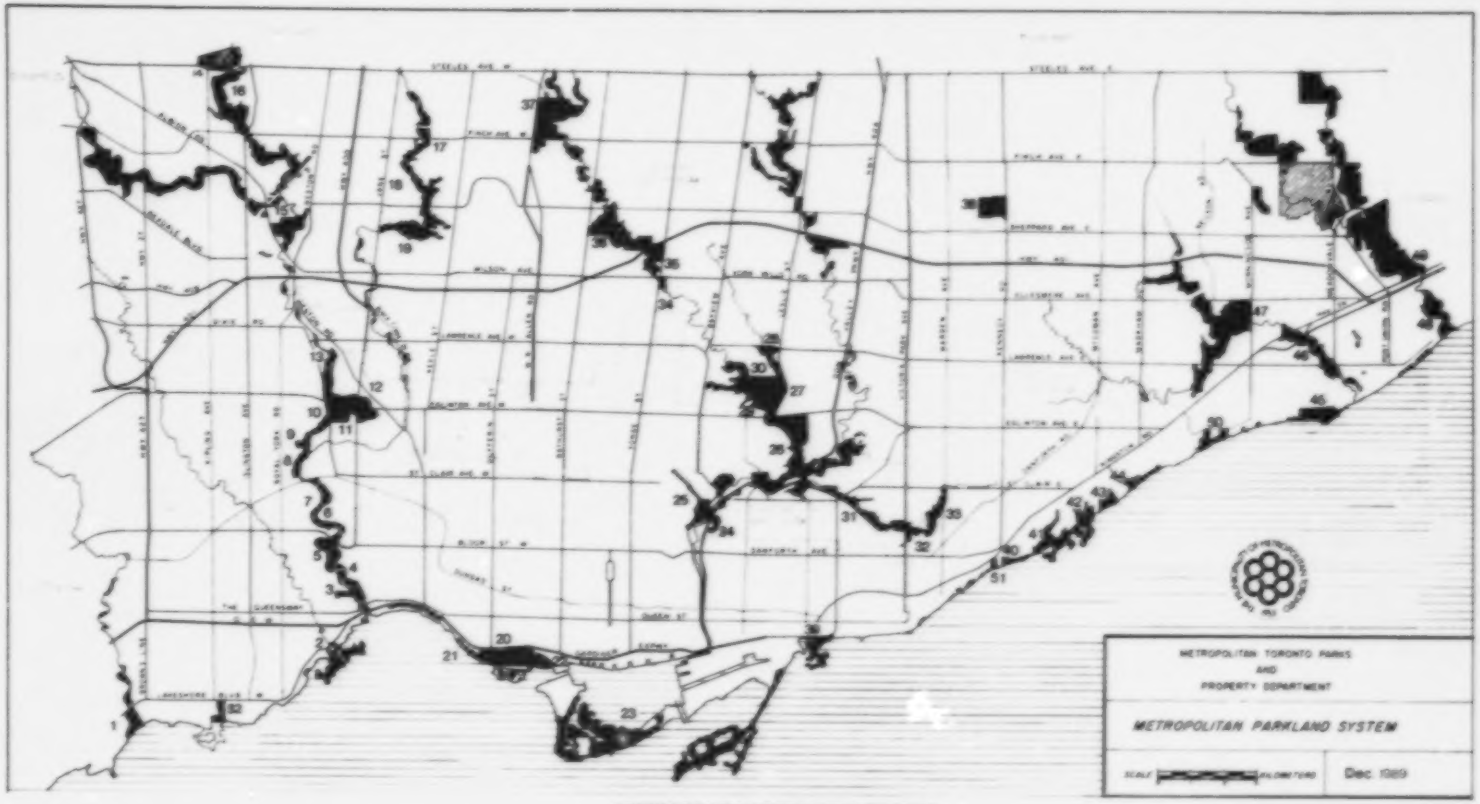
Toronto	=	99
York	=	6
East York	=	9
Etobicoke	=	20
North York	=	37
Scarborough	=	57
Metropolitan Toronto Total	=	228

Source:
Ministry of Community & Social Services, Regional Offices, Ministry of Correctional Services, Ministry of Health and the Area Municipalities

GROUP HOMES, METROPOLITAN TORONTO, 1989

GOVERNMENTAL AND PRIVATE ROLES IN PROVIDING EDUCATION AND RECREATION SERVICES

SERVICE OR FACILITIES	FEDERAL (CANADA) ROLE	PROVINCIAL (ONTARIO) ROLE	MUNICIPAL AND COMMUNITY ROLE
Elementary and Secondary Education	Schools for native peoples. Generally, education is reserved to the provinces.	Ministry of Education Regulations for, and grants to, local school boards.	Administration and funding (property tax levies) by: (1) Metropolitan Toronto School Board and Boards of Education in area municipalities. (2) Metropolitan Separate School Board (Roman Catholic) Private Schools.
Special Education		Provincial schools for the blind, deaf and developmentally handicapped.	Metropolitan schools for retarded children. Schools in facilities for crippled and other handicapped children.
Vocational Training	Programs, especially "retraining", under Employment and Immigration Canada Employment Centres.	Ministry of Skills Development Apprenticeship programs in private sector.	Trade schools, usually private.
Vocational Rehabilitation (Illness and Accident)	Part of local health programs funded by federal contributions.	Ministry of Labour	Therapy and instruction in a variety of institutions.
Post-secondary Education	Provision of funds to provinces to defray costs.	Ministry of Colleges and Universities, including funding.	Colleges of Applied Arts and Technology (CAATS) under provincially appointed governors. Self-governing universities, partially funded by grants.
		Other institutions receiving government funds but charging fees, with strong provincial ties.	
Public Libraries	Special collections such as Parliamentary Library in House of Commons, Ottawa.	Legislation and regulation of, and grants to, local boards.	Library boards: (a) area municipalities' circulating libraries. (b) Metropolitan reference libraries.
Recreation	Federal Parks	Provincial Parks	Metropolitan Parks, Local Parks, Metropolitan Toronto Regional Conservation Authority (M.T.R.C.A.)
		Local conservation authorities in drainage areas.	
	Physical Fitness Programs	Contributions to community facilities from lottery earnings.	Area municipalities' recreation programs and facilities, including swimming pools and skating arenas. Community centres.
Fairs and Cultural Activities	Support for agricultural promotional activities.	Support for agricultural fairs and other activities.	Canadian National Exhibition
			Royal Agricultural Winter Fair
	Facilities in Ottawa such as: National Arts Centre National Museum National Art Gallery, etc.	Ontario Science Centre Ontario Place	Exhibition Stadium SkyDome
	National Film Board (NFB)	Art Gallery of Ontario	O'Keefe Centre (Metro)
		Royal Ontario Museum	St. Lawrence Centre for the Arts (City of Toronto) Cultural grants by Metropolitan Council. Community funding and support of governmental and private cultural activities.
	Canadian Broadcasting Corporation (CBC) radio and TV networks.	Ontario Educational Communications Authority (OECA) – public television networks.	OECA – Channel 19 and Cable 13 in Toronto; English and French CBC Radio and TV – English and French stations.


METROPOLITAN TORONTO PARKS
AND
PROPERTY DEPARTMENT
METROPOLITAN PARKLAND SYSTEM
SCALE KILOMETERS
Dec 1989
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EGLINTON AVE W
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BLOOR ST W
DANFORTH AVE
QUEEN ST
THE QUEENSWAY
LAKESHORE BLVD W
GARDINER EXPWY

METROPOLITAN PARKLAND SYSTEM

	Ha.		Ha.		Ha.		Ha.
*1. Marie Curtis Park	23	15. Humber Valley Golf Course	43	29. Serena Gundy Park	25	43. Cudia Park	16
*2. Humber Bay Park	140	16. Rowntree Mills Park	102	30. Sunnybrook Park	79	44. Sylvan Park	9
3. South Humber Park	14	17. Derrydowns Park	30	31. Taylor Creek Park	72	*45. East Point Park	60
4. Humber Marshes	31	18. Northwood Park	23	32. Dentonia Park Golf Course	13	46. Colonel Danforth Park	61
5. King's Mill Park	45	19. Downsview Dell	77	33. Warden Woods	36	47. Morningside Park	101
6. Etienne Brule Park	19	20. Exhibition Place	75	34. York Mills Park	5	48. Rouge Beach Park	2
7. Home Smith Park	16	21. Marilyn Bell Park	7	35. Don Valley Golf Course	64	49. Glen Rouge Park	10
8. Lambton Woods	15	22. Coronation Park	12	36. Earl Bales Park	59	50. Guildwood Park	22
9. James Gardens	11	23. Toronto Island Park	230	37. G. Ross Lord Park	136	51. Rosetta McClain Gardens	9
10. Scarlett Mills Park	24	24. Todmorden Mills Park	10	38. Tam O'Shanter Golf Course	48	52. Colonel Samuel Smith Park	13
11. Scarlett Woods Golf Course	23	25. Moore Park Ravine	13	*39. Ashbridge's Bay Park	121		
12. Eglinton Flats Park	56	26. Ernest Thompson Seton Park	96	40. Scarborough Heights Park	10	TOTAL	2,411
13. Raymore Park	12	27. Wilket Creek Park	44	*41. Bluffers Park	167		
14. Thackeray Park	30	28. Edwards Gardens	14	*42. Cathedral Bluffs Park	16		

* Parks with water lots

Source: Metropolitan Toronto Parks and Property Department, December 1989

PUBLIC AND SEPARATE SCHOOL STATISTICS, METROPOLITAN TORONTO 1989-1990

PUBLIC SCHOOL BOARDS

MUNICIPALITY	SCHOOLS ELEMENTARY	SCHOOLS SECONDARY*	TEACHERS ELEMENTARY	TEACHERS SECONDARY	ENROLMENT ELEMENTARY	ENROLMENT SECONDARY
Toronto	104	28	2,180	2,014	40,968	30,039
York	28	8	485	601	8,650	7,567
East York	19	6	424	388	7,801	6,363
Etobicoke	48	13	1,034	783	18,880	11,626
North York	98	31	1,888	1,780	34,316	25,195
Scarborough	137	25	2,488	1,867	45,789	28,423
French Schools	3	2	82	42	791	616
Metropolitan Total	437	113	8,610	7,475	157,300	108,721

* Includes Junior High Schools

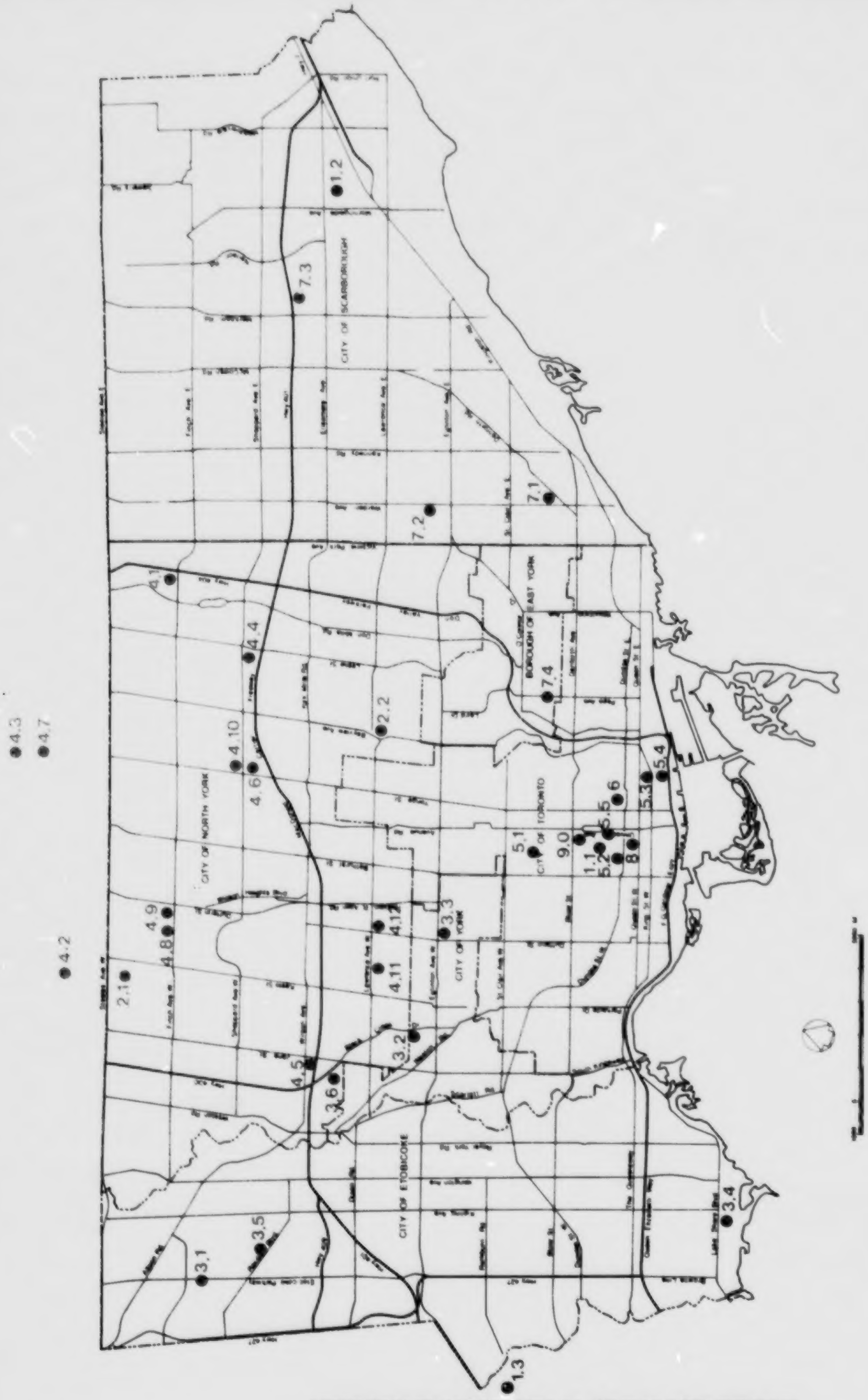
Source: Metropolitan Toronto Public School Boards, 1990

SEPARATE SCHOOL BOARDS

MUNICIPALITY	SCHOOLS				TEACHERS				ENROLMENT			
	ENGLISH		FRENCH		ENGLISH		FRENCH		ENGLISH		FRENCH	
	ELEMENTARY	SECONDARY	ELEMENTARY	SECONDARY	ELEMENTARY	SECONDARY	ELEMENTARY	SECONDARY	ELEMENTARY	SECONDARY	ELEMENTARY	SECONDARY
Toronto	41	10	2	-	965	-	22	-	18,574	-	309	-
East York/ Scarborough	62	8	1	-	1,069	-	16	-	19,177	-	265	-
York/ Etobicoke	43	8	1	-	1,029	-	9	-	18,478	-	114	-
North York	50	11	2	1	1,104	-	35	27	16,910	-	526	256
Metropolitan Total	196	37	6	1	4,167	1,867	82	27	73,139	28,255	1,214	256

Source: Metropolitan Separate School Board, April 1990

UNIVERSITIES AND COLLEGES, METROPOLITAN TORONTO, 1989


CITY OF SCARBOROUGH
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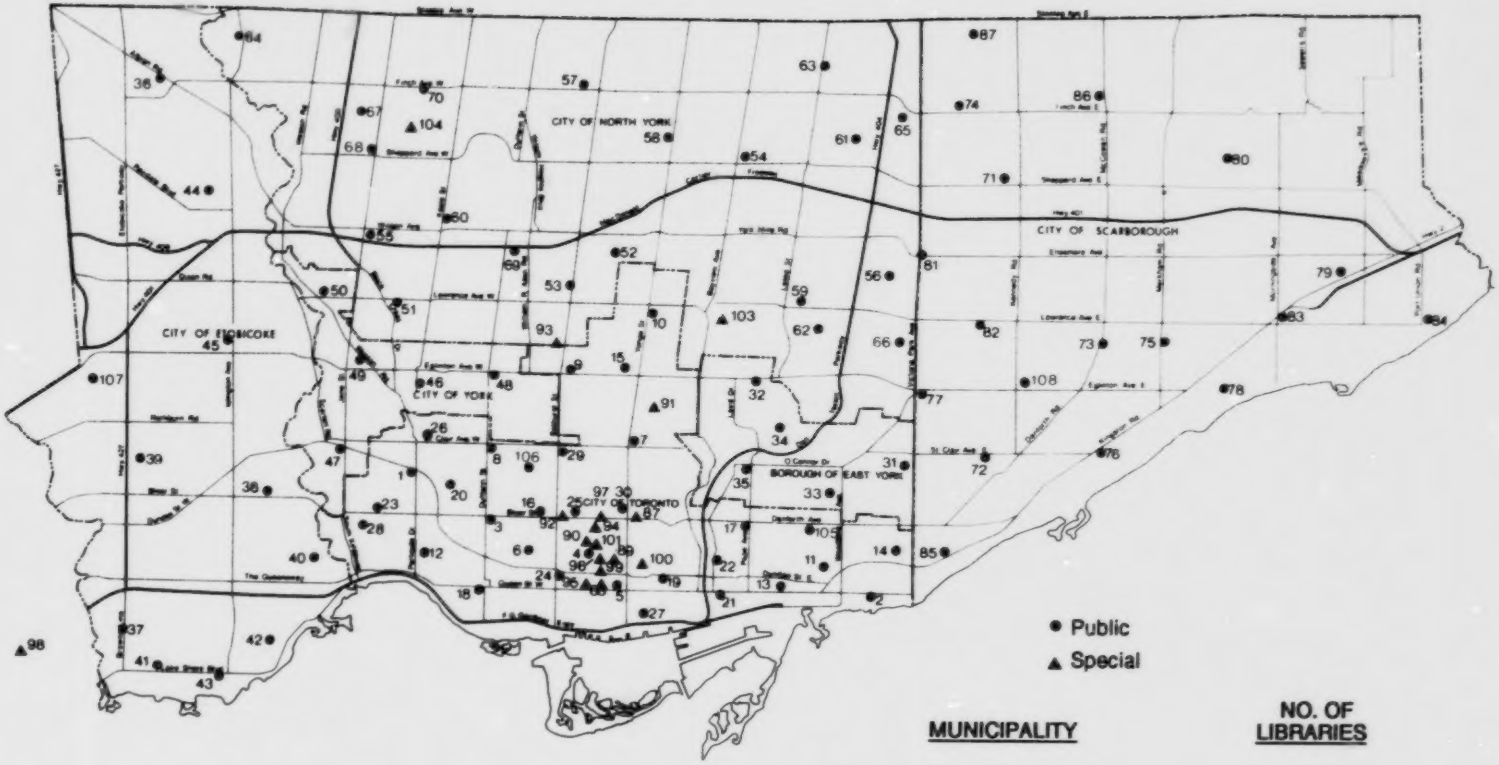
Various high school locations in York Region

UNIVERSITIES AND COLLEGES, METROPOLITAN TORONTO, 1989 (FALL)

NAME OF UNIVERSITY OR COLLEGE			NUMBER OF STUDENTS	
			Full Time	Part Time
1.1	University of Toronto	St. George	29,803	13,701
1.2	University of Toronto	Scarborough College	3,637	1,398
1.3	University of Toronto	Erindale Campus	4,247	1,526
			37,687	16,625
2.1	York University	Main Campus	20,494	16,129
2.2	York University	Glendon Campus	1,407	316
			21,901	16,445
3.1	Humber College of Applied Arts and Technology	Main Campus (North)	8,000	11,000
3.2	Humber College	Keelesdale Campus	203	0
3.3	Humber College	York-Eglinton Centre	154	873
3.4	Humber College	Lakeshore Campus	1,308	1,954
3.5	Humber College	Woodbine Centre	0	2,220
3.6	Humber College	Osler Campus	115	2,464
			9,780	18,511
4.1	Seneca College of Applied Arts and Technology	Newnham Campus	5,548	14,519
4.2	Seneca College	King Campus	1,384	1,189
4.3	Seneca College	Newmarket	79	14
4.4	Seneca College	Leslie Campus	598	975
4.5	Seneca College	Jane Campus	51	38
4.6	Seneca College	Sheppard Campus	643	1,559
4.7	Seneca College	York Region	0	2,998
4.8	Seneca College	School of Communications	583	39
4.9	Seneca College	Dufferin Campus	0	3,990
4.10	Seneca College	Spring Garden/Richmond Hill	83	0
4.11	Seneca College	Caledonia Campus	92	0
4.12	Seneca College	Yorkdale Campus	650	534
			9,711	25,855
5.1	George Brown College of Applied Arts and Technology	Casa Loma Campus	3,044	3,359
5.2	George Brown College	Kensington Campus	1,666	1,320
5.3	George Brown College	St. James Campus	4,302	6,455
5.4	George Brown College	Dixon Hall	-	129
5.5	George Brown College	Nightingale Campus	857	1,132
			9,869	12,395
6.	Ryerson Polytechnical Institute		11,673	28,000
7.1	Centennial College of Applied Arts and Technology	Warden Woods Campus	2,619	4,245
7.2	Centennial College	Ashtonbee Campus	1,453	2,040
7.3	Centennial College	Progress Campus	3,139	6,000
7.4	Centennial College	East York Campus*	-	Other = 1,215
*Closed for renovations. Will re-open as Communications Art Centre in 1991			7,211	13,500
8.	Ontario College of Art		1,300	2,000
9.	Ontario Institute for Studies in Education (O.I.S.E.) *includes part time thesis		788	1,579
TOTAL			109,720	134,910

Source: Main Registrar of each University or College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CITY OF SCARBOROUGH
CITY OF ETOBICOKE
CITY OF YORK
CITY OF TORONTO
BOROUGH OF EAST YORK
● Public
▲ Special

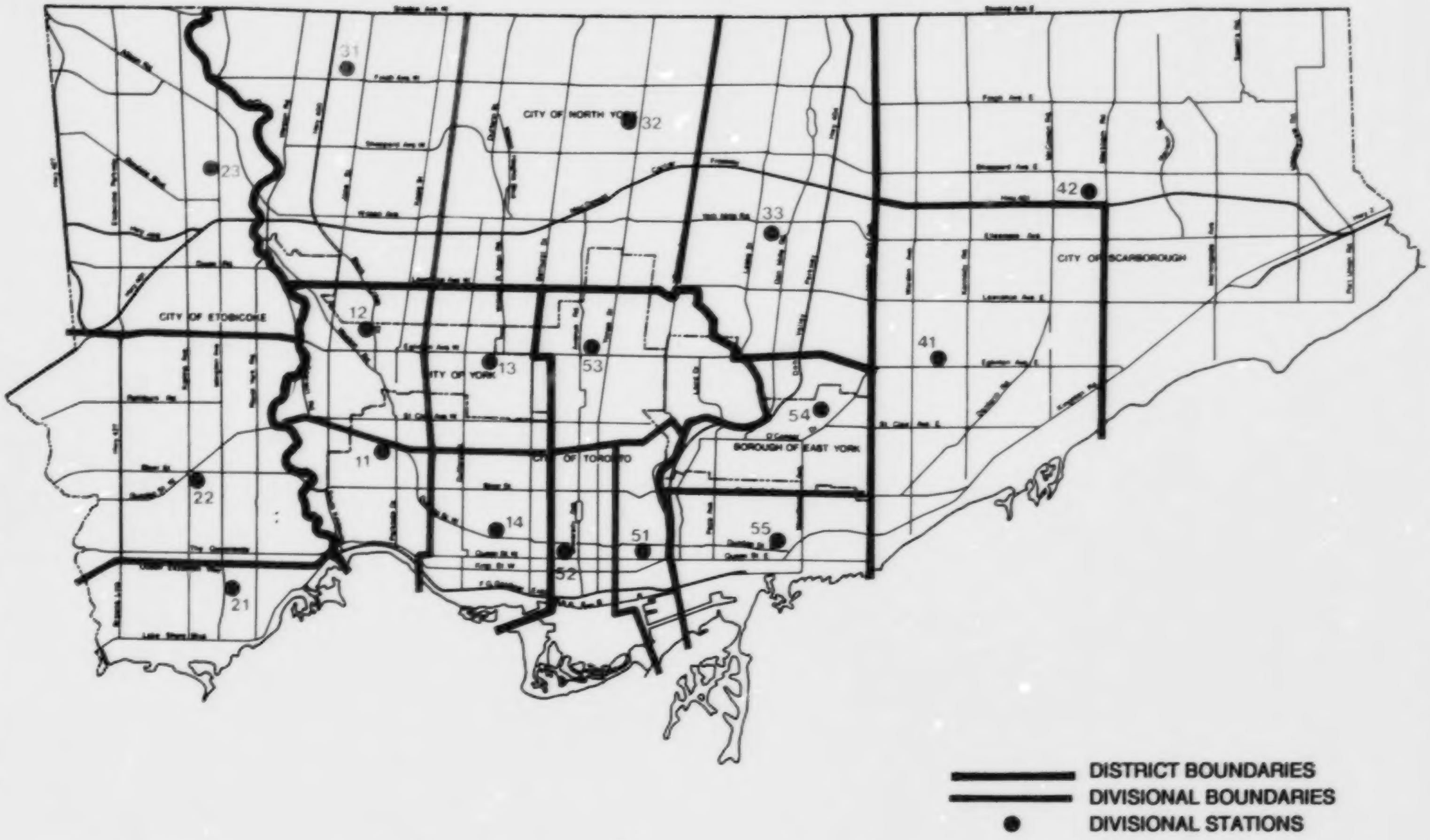
MUNICIPALITY	NO. OF LIBRARIES
Toronto	32
East York	5
Etobicoke	11
York	5
North York	20
Scarborough	18
Metropolitan Toronto	1
Special Libraries	16

LIBRARIES, METROPOLITAN TORONTO, 1990

LIBRARIES - METROPOLITAN TORONTO, 1990

Name of Library	Address
TORONTO	
1. Annette	145 Annette St.
2. Beaches	2161 Queen St. East
3. Bloor and Gladstone	1101 Bloor St. West
4. Boys and Girls House	40 St. George St.
5. City Hall	Nathan Phillips Square
6. College & Shaw	766 College St.
105. Danforth–Coxwell	1675 Danforth Ave.
106. Davenport	1246 Shaw St.
7. Deer Park	40 St. Clair Ave. East
8. Dufferin & St. Clair	1625 Dufferin St.
9. Forest Hill	700 Eglinton Ave. West
10. George H. Locke Memorial	3083 Yonge St.
11. Gerrard & Ashdale	1432 Gerrard St. East
12. High Park	228 Roncesvalles Ave.
13. Jones Avenue	118 Jones Ave.
14. Main Street	137 Main St.
15. Northern District	40 Orchard View Blvd.
16. Palmerston	560 Palmerston Ave.
17. Pape & Danforth	701 Pape Ave.
18. Parkdale	1303 Queen St. West
19. Parliament	269 Gerrard St. East
20. Perth & Dupont	1589 Dupont St.
21. Queen & Saulter	765 Queen St. East
22. Riverdale	370 Broadview Ave.
23. Runnymede	2178 Bloor St. West
24. Sanderson	327 Bathurst St.
25. Spadina Road	10 Spadina Road
26. St. Clair & Silverthorne	1748 St. Clair Ave. West
27. St. Lawrence LOW	171 Front St. East
28. Swansea Memorial	95 Lavinia Ave.
29. Wychwood	1431 Bathurst St.
30. Yorkville	22 Yorkville Ave.
EAST YORK	
31. Dawes Road	416 Dawes Rd.
32. Leaside	165 McRae Dr.
33. S. Walter Stewart	170 Memorial Park Ave.
34. Thorncliffe	48 Thorncliffe Park Dr.
35. Todmorden	Pape Ave. & Torrens Ave.
ETOBICOKE	
36. Albion	1515 Albion Road
37. Alderwood	525 Horner Ave.
38. Brentwood	36 Brentwood Rd. North
39. Eatonville	430 Burnhamthorpe Rd.
107. Elmbrook Park	2 Elmbrook Cres.
40. Humber Bay	200 Park Lawn Rd.
41. Long Branch	3500 Lakeshore Blvd. West
42. Mimico Centennial	47 Station Rd.
43. New Toronto	110 Eleventh St.
44. Rexdale	2243 Kipling Ave.
45. Richview	Islington Ave. & Summit Cres.
YORK	
46. Evelyn Gregory	120 Trowell Ave.
47. Jane–Dundas	620 Jane St.
48. Main	1745 Eglinton Ave. West
49. Mount Dennis	1123 Weston Rd.
50. Weston	2 King St.

Name of Library	Address
NORTH YORK	
51. Amesbury Park	1565 Lawrence Ave. West
52. Armour Heights	2140 Avenue Rd.
53. Bathurst Heights Area	3170 Bathurst St.
54. Bayview Village	2901 Bayview Ave.
55. Black Creek	2141 Jane St.
56. Brookbanks	210 Brookbanks Dr.
57. Centennial	578 Finch Ave. West
58. Central	5120 Yonge St.
59. Don Mills Area	888 Lawrence Ave. East
60. Downsview Area	2793 Keele St.
61. Fairview Area	35 Fairview Mall Dr.
62. Flemingdon Park	29 St. Dennis Dr.
63. Hillcrest	5801 Leslie St.
64. Humber Summit	2990 Islington Ave.
65. Pleasant View	575 Van Horne Ave.
66. Victoria Village	184 Sloane Ave.
67. Woodview Park	16–18 Bradstock Rd.
68. Jane–Sheppard	Jane–Sheppard Mall
69. Yorkdale	Yorkdale Shopping Centre
70. York Woods Area	1785 Finch Ave. West
SCARBOROUGH	
71. Agincourt	3850 Sheppard Ave. East
72. Albert Campbell	496 Birchmount Rd.
73. Bendale	1515 Danforth Rd.
74. Bridlewood	2900 Warden Ave.
75. Cedarbrae	545 Markham Rd.
76. Cliffcrest	2977 Kingston Rd.
77. Eglinton Square	50 Eglinton Square
78. Guildwood	123 Guildwood Parkway
79. Highland Creek	277 Old Kingston Rd.
108. Kennedy–Eglinton	2380 Eglinton Ave. East
80. Malvern	30 Sewell's Rd.
81. Maryvale	Victoria Park Ave. & Ellesmere Rd.
82. McGregor Park	2219 Lawrence Ave. East
83. Morningside	255 Morningside Dr.
84. Port Union	5450 Lawrence Ave. East
85. Taylor	1440 Kingston Rd.
86. Woodside Square	Unit 30, 1571 Sandhurst Circle
87. Steeles	375 Bamburgh Circle
METROPOLITAN TORONTO	
88. Metropolitan Toronto Library	789 Yonge St.
SPECIAL LIBRARIES	
89. Art Gallery of Ontario	317 Dundas St. West
90. Bell Canada	393 University Ave.
91. Canadian Institute of International Affairs	15 King's College Circle
92. Canadian Welding Development Institute	280 Merton St.
93. Faculty of Education University of Toronto	371 Bloor St. West
94. Jewish Public Library	22 Glen Park Ave.
95. John P. Roberts Research	130 St. George St.
96. Ontario College of Art	100 McCaul St.
97. Ontario Hydro	700 University Ave.
98. Ontario Institute for Studies in Education	52 Bloor St. West
99. Ontario Research Foundation	Sheridan Park
100. Royal Canadian Military Institute	426 University Ave.
101. Ryerson Library	350 Victoria St.
102. Thomas Fisher Rare Book	120 St. George St.
103. York University Frost Library	2275 Bayview Ave.
104. York University Scott Library	4700 Keele St.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DISTRICT BOUNDARIES
DIVISIONAL BOUNDARIES
● DIVISIONAL STATIONS

Note: No. 43 Division was merged with No. 42 Division effective January 1, 1988.

METROPOLITAN TORONTO POLICE DISTRICT AND DIVISIONAL BOUNDARIES, 1989

POLICE STATISTICS BY DISTRICT 1971, 1980 AND 1989

		POPULATION			POLICE DISTRICT PERSONNEL			CRIMINAL CODE OCCURRENCES			TRAFFIC ACCIDENTS			PERSONS INJURED			INJURED ACCIDENTS		
		1971	1980	1989	1971	1980	1989	1971	1980	1989	1971	1980	1989	1971	1980	1989	1971	1980	1989
District 1	#	504,531	441,354	424,887	776	1,059	982	36,826	48,109	54,324	9,822	12,749	14,210	4,558	4,833	5,913	3,447	3,615	4,168
	% Ch.		-12.5	-3.7		36.5	-7.3		30.6	12.9		29.8	11.5		6.0	22.3		4.9	15.3
District 2	#	282,704	307,845	298,451	366	556	494	17,726	29,130	29,225	4,281	6,831	6,910	2,145	2,428	3,169	1,533	1,770	2,079
	% Ch.		8.9	-3.1		51.9	-11.2		64.3	0.3		59.6	1.2		13.2	30.5		15.5	17.5
District 3	#	476,065	535,611	509,240	481	782	758	28,726	40,753	44,045	7,376	13,184	14,421	3,733	4,926	7,099	2,646	3,515	4,572
	% Ch.		12.5	-4.9		62.6	-3.1		41.9	8.1		78.7	9.4		32.0	44.1		32.8	30.1
District 4	#	337,981	415,409	477,445	348	647	641	14,973	35,176	44,029	4,658	9,019	11,173	2,640	3,950	5,356	1,802	2,770	3,393
	% Ch.		22.9	14.9		85.9	-0.9		134.9	25.2		93.6	23.9		49.6	35.6		53.7	22.5
District 5	#	485,703	443,273	449,977	1,087	1,583	1,415	58,456	75,282	81,301	11,199	14,993	15,477	5,105	5,327	6,253	3,885	4,001	4,447
	% Ch.		-8.7	1.5		45.6	-10.6		28.8	8.0		33.9	3.2		4.3	17.4		3.0	11.1
TOTAL	#	2,086,984	2,143,492	2,160,000	3,058	4,627	4,290	156,709	228,450	252,924	37,336	56,776	62,191	18,181	21,464	27,790	13,313	15,671	18,659
	% Ch.		2.7	0.8		51.3	-7.3		45.8	10.7		52.1	9.5		18.1	29.5		17.7	19.1

BUILDINGS AND ADDRESSES

POLICE HEADQUARTERS - 40 COLLEGE STREET

NO. 1 DISTRICT - District Headquarters: 200 Trethewey Drive

11 Division	209 Mavety Street
12 Division	200 Trethewey Drive
13 Division	1435 Eglinton Avenue West
14 Division	150 Harrison Street

NO. 2 DISTRICT - District Headquarters: 3699 Bloor Street West

21 Division	791 Islington Avenue
22 Division	3699 Bloor Street West
23 Division	2126 Kipling Avenue

NO. 3 DISTRICT - District Headquarters: 30 Ellerslie Avenue

31 Division	40 Norfinch Drive
32 Division	30 Ellerslie Avenue
33 Division	50 Upjohn Road

NO. 4 DISTRICT - District Headquarters: 1021 Birchmount Road

41 Division	2222 Eglinton Avenue East
42 Division	242 Milner Avenue

NO. 5 DISTRICT - District Headquarters: 75 Eglinton Avenue West

51 Division	30 Regent Street
52 Division	255 Dundas Street West
53 Division	75 Eglinton Avenue West
54 Division	41 Cranfield Road
55 Division	101 Coxwell Avenue

TRAFFIC UNITS

Central	45 Strachan Avenue
East	4610 Finch Avenue East
West	1900 Sheppard Avenue West
North	1900 Sheppard Avenue West

Source: Metropolitan Toronto Police
Operational Planning

MISCELLANEOUS POLICE UNITS: 40 College Street

Detective Services:
- Homicide
- Hold-Up
- Fraud & Forgery
- Morality
- Auto
- Intelligence
- Investigative Services
- Sexual Assault

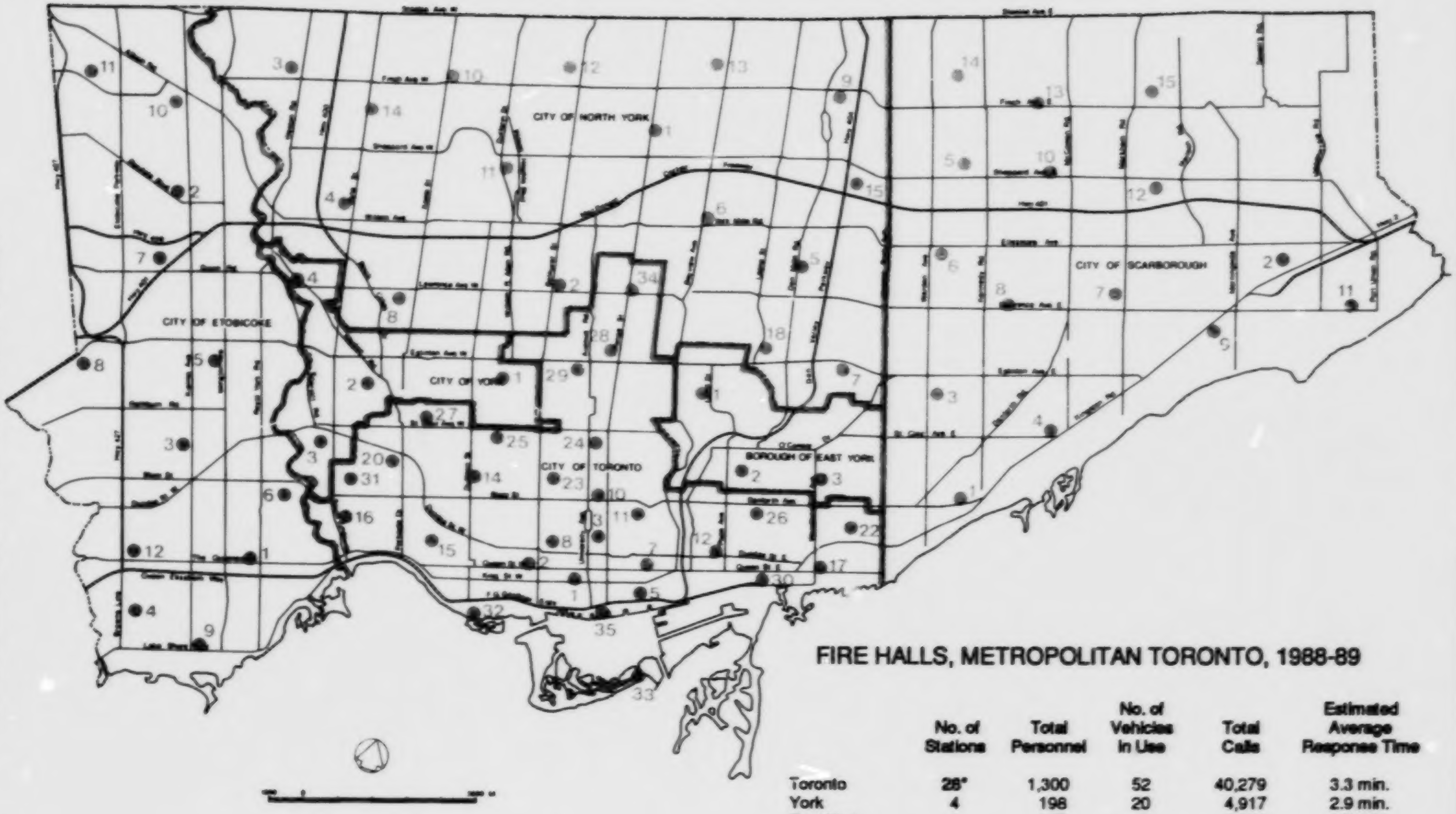
Employment
Finance & Administration
Forensic Identification Services
Internal Affairs
Labour Relations
Legal Services
Management Audit & Policing Standards
Medical & Health Services
Operational Planning
Personnel Services
Public Affairs
Records & Information Security
Separation & Retention Counselling
Strategic Planning
Traffic Support Services
Trial Preparation
Trials Office

MISCELLANEOUS POLICE UNITS (Not located at 40 College Street)

C.O. Bick College	4620 Finch Avenue East
Communications	590 Jarvis Street
Court Services	Old City Hall
Emergency Measures & Auxiliary Liaison	590 Jarvis Street
Employee Assistance Program	365 Bay Street, Suite 406
Emergency Task Force	300 Lesmill Road
Firearms Registration	657 York Mills Road
Juvenile Task Force	255 Dundas Street West
Marine	259 Queen's Quay West
Mounted	Sunnybrook Park
Public Complaints Investigation	3080 Yonge Street
Public Property	857 York Mills Road
Reporting Centre	60 Richmond Street East
Stores	2050 Jane Street

POLICE KEY FACTS

	1965	1980	% Growth	1985	% Growth	1987	% Growth	1989	% Growth
Population	1,802,202	2,143,492	18.9	2,163,280	0.9	2,225,612	2.9	2,160,000	-2.9
Police Personnel	3,435	6,569	91.2	6,935	5.6	7,050	1.7	7,449	5.7
Criminal Code Occurrences	79,234	228,450	188.3	216,706	-5.1	234,693	8.3	252,924	7.8
Traffic Accidents	29,943	56,776	89.6	42,721	-24.8	54,456	27.5	62,191	14.2
Persons Injured	14,511	21,464	47.9	25,030	16.6	27,713	10.7	27,790	0.3
Highway Traffic Act Charges	545,773	588,845	7.9	259,767	-55.9	486,085	87.1	547,019	12.5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CITY OF YORK
CITY OF TORONTO
BOROUGH OF EAST YORK

FIRE HALLS, METROPOLITAN TORONTO, 1988-89

	No. of Stations	Total Personnel	No. of Vehicles in Use	Total Calls	Estimated Average Response Time
Toronto	28*	1,300	52	40,279	3.3 min.
York	4	198	20	4,917	2.9 min.
East York	3	147	12	3,864	3.9 min.
Etobicoke	12	420	29	11,295	3.5 min.
North York	18	689	43	22,279	3.6 min.
Scarborough	15	501	27	15,995	3.5 min.
Metropolitan Toronto	80	3,255	183	98,629	

* includes 1 fire hall that only opens during the C.N.E.

FIRE HALLS, METROPOLITAN TORONTO, 1989

TORONTO FIRE DEPARTMENT

Station No.	Location
1	260 Adelaide St. West
2	33 Claremont St.
3	12 Grosvenor St.
5	207 Front St. East
7	475 Dundas St. East
8	132 Bellevue Ave.
10	34 Yorkville Ave.
11	441 Bloor St. East
12	840 Gerrard St. East
14	1285 Dufferin St.
15	140 Lansdowne Ave.
16	83 DeForest Rd.
17	1904 Queen St. East
20	358 Keele St.
22	87 Main St.
23	240 Howland Ave.
24	20 Balmoral Ave.
25	65 Hendrick Ave.
26	153 Chatham Ave.
27	106 Ascot Ave.
28	16 Montgomery Ave.
29	641 Eglinton Ave. West
30	30 Knox Ave.
31	462 Runnymede Rd.
32	*Manitoba Dr. (opens only during the C.N.E.)
33	101 Cibola Ave., Wards Island
34	3135 Yonge St.
35	11 Queen's Quay West

Note: Toronto Fire Academy is located at 895 Eastern Ave.

YORK FIRE DEPARTMENT

Station No.	Location
1	555 Oakwood Ave.
2	6 Lambton Ave.
3	590 Jane St.
4	2016 Weston Rd.

EAST YORK FIRE DEPARTMENT

Station No.	Location
1	231 McRae Dr.
2	256 Cosburn Ave.
3	1313 Woodbine Ave.

ETOBICOKE FIRE DEPARTMENT

Station No.	Location
1	615 Royal York Rd.
2	2120 Kipling Ave.
3	280 Burnhamthorpe Rd.
4	3 Lunness Rd.
5	1724 Islington Ave.
6	308 Prince Edward Dr.
7	947 Martin Grove Rd.
8	666 Renforth Dr.
9	130 Eight St.
10	1549 Albion Rd.
11	267 Humberline Dr.
12	155 The East Mall

NORTH YORK FIRE DEPARTMENT

Station No.	Location
1	5125 Yonge St.
2	476 Lawrence Ave. West
3	2350 Finch Ave. West
4	2220 Jane St.
5	143 Bond Ave.
6	2545 Bayview Ave.
7	200 Bermondsey Rd.
8	1507 Lawrence Ave. West
9	700 Seneca Hill Dr.
10	3965 Keele St.
11	1009 Sheppard Ave. West
12	5700 Bathurst St.
13	3300 Bayview Ave.
14	2753 Jane St.
15	115 Parkway Forest Dr.
16	20 Beffort Rd.
17	10 William Carson Cres.
18	1109 Leslie St.

SCARBOROUGH FIRE DEPARTMENT

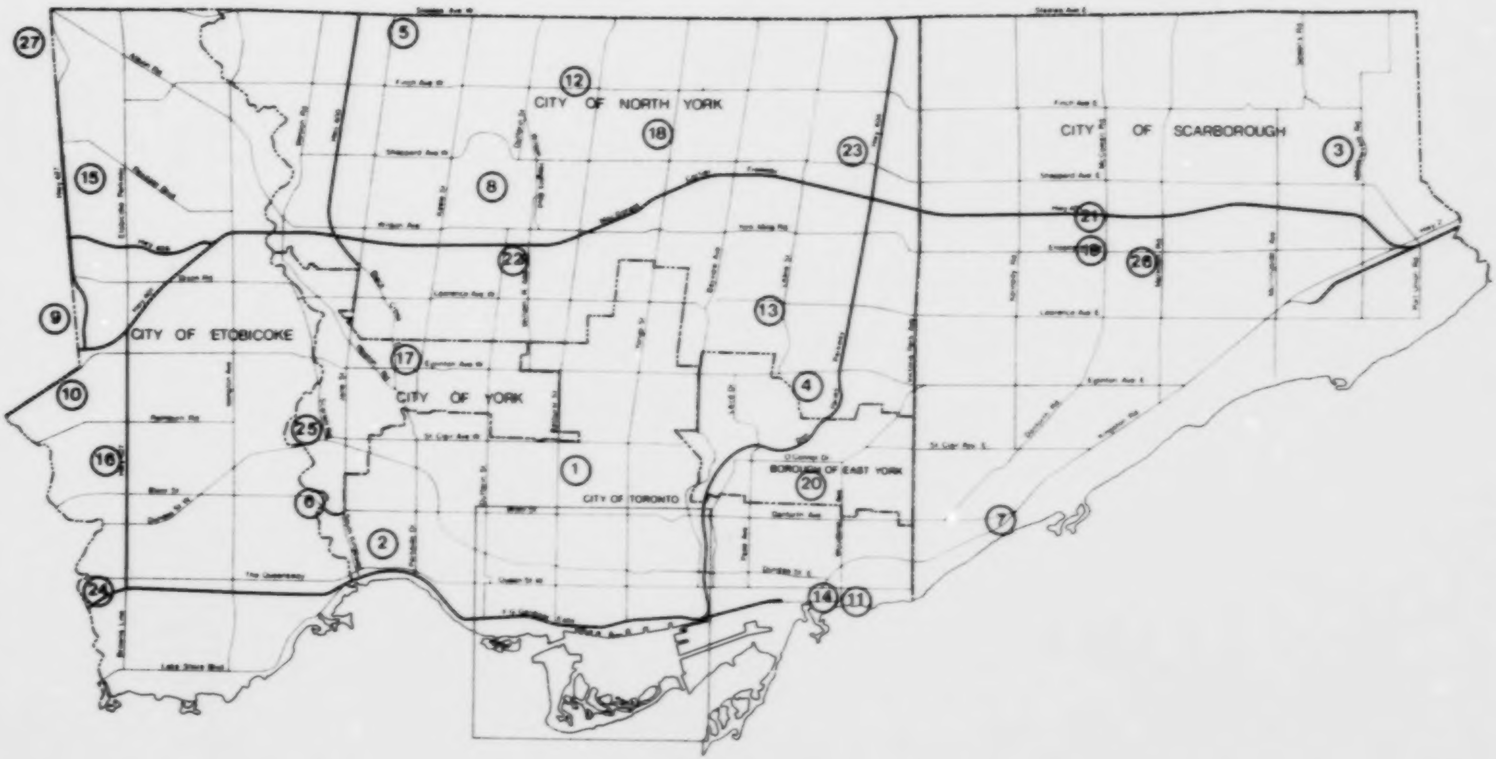
Station No.	Location
1	351 Birchmount Rd.
2	745 Meadowvale Rd.
3	755 Warden Ave.
4	116 Dorset Rd.
5	2340 Birchmount Rd.
6	1600 Birchmount Rd.
7	740 Markham Rd.
8	1550 Midland Ave.
9	40 Coronation Dr.
10	4560 Sheppard Ave. East
11	5318 Lawrence Ave. East
12	37 Lapsley Rd.
13	2733 Brimley Rd.
14	3325 Warden Ave.
15	900 Tapscott Rd.

GOVERNMENTAL DIVISION OF RESPONSIBILITIES FOR JUSTICE AND PROTECTIVE SERVICES

FUNCTION	FEDERAL (CANADA) ROLE	PROVINCIAL (ONTARIO) ROLE	MUNICIPAL AND COMMUNITY ROLE
Law-making	Criminal Code of Canada Banking, tariffs and other federal fields including Native Peoples, Immigration and Citizenship	Property and Civil Rights: Natural resources; real estate; other matters reserved to the provinces under the Canada Act	Municipal matters as circumscribed by provincial legislation: services to people and property; local planning and development
Appointment of Judges	To federal courts up to and including the Supreme Court of Canada; to provincial courts other than "Provincial Courts"	To "Provincial Courts": (1) Criminal Division (2) Family Division	(Magistrate courts are now provincial courts; provincial judges are appointed by the province)
Administration of Justice	Federal courts, the majority of which are held only in Ottawa	County Courts are now District Courts; the Supreme Court of Ontario including Court of Appeal; other courts Ministry of the Attorney General	Since 1970 the province has assumed full responsibility for the provision of most court facilities in Ontario
Detention of Prisoners	Federal penitentiaries for those serving sentences of two years or more	Jails and correctional services for those (1) awaiting trial in custody; (2) serving sentences of less than two years	Lock-up cells in police stations for temporary accommodation of arrested persons detained in custody
Policing	Royal Canadian Mounted Police (RCMP) Canadian Security Intelligence Service (CSIS) Customs and Immigration Officers Coastguard	Ontario Provincial Police (OPP) Ontario Police Commission Ministry of the Solicitor General	Metropolitan Toronto Police, including Marine Unit
Military	Canadian Armed Forces, a unified force of navy, army and air force units (Note availability of federal Search and Rescue services from Trenton, Ontario)	(Both regular and reserve (militia) units are under the control of the federal Department of National Defence)	
Fire Protection	Jurisdiction over firefighting services in Armed Forces and of major federal airports, etc. Dominion Fire Commissioner	Forest fires and others in districts without municipal services Ontario Fire Marshal	Firefighting is a responsibility of the area municipalities, with coordination on a Metropolitan basis

SHARED RESPONSIBILITIES FOR PREVENTING AND DEALING WITH FIRES IN METROPOLITAN TORONTO

ASPECT	PRIVATE SECTOR	AREA MUNICIPALITIES	METROPOLITAN GOVERNMENT	OTHER
Prevention and Preparedness	Good housekeeping practices Proper maintenance of buildings and equipment Stress on prevention	High standards for roads and water supply in opening up new areas Adoption of comprehensive building codes	Planning and investment in infrastructure, e.g. roads and water. Licensing and inspection of tradesmen.	Insurance and workers' compensation premiums and programs
Security and Inspection	Watchmen, security guards and fire inspectors. Fire drills	Enforcement of by-law standards; fire inspections	Police patrols	Insurance and private/ public investigators
Firefighting Apparatus and Disaster Coordination	Installed sprinklers, fire extinguishers and hose Designated and trained employees, both assigned to firefighting and to other tasks. On site equipment, especially in industrial complexes	Organized fire departments in the six area municipalities: uniform equipment, coordinated communications	Emergency measures planning: coordination of Metropolitan, local and other resources	Back up by OPP and RCMP if necessary; also Armed Forces
Transportation Facilities	Fire routes on private property and other provisions for firefighting equipment	Easy access to local streets from fire halls; detailed maps and street indices.	Provision of arterial roads coupled with adequate police control as needed	Removal of parked vehicles on fire routes
Water Supply	Sprinkler systems; standpipe reservoirs and other storage facilities	Hydrants on water mains supplied by Metropolitan trunks. In downtown Toronto a high-pressure main grid. Large capacity pumps and reservoirs.		Fireboats for Lake Ontario or lakefront fires
Cooperation, Coordination and Investigations	All participants subject to interrogation at coroner's inquests under control of the Public Safety Division in the Ontario Ministry of the Solicitor General. The same body is responsible for the Office of the Fire Marshal.			
	Private investigations re arson and hazardous buildings, especially by casualty companies (liability insurance)	Inter-municipal agreements or understandings among fire departments. Comparative evaluation by individual forces of their own and other equipment or techniques	Emergency planning coordination	Research by private and public bodies into fire-related matters

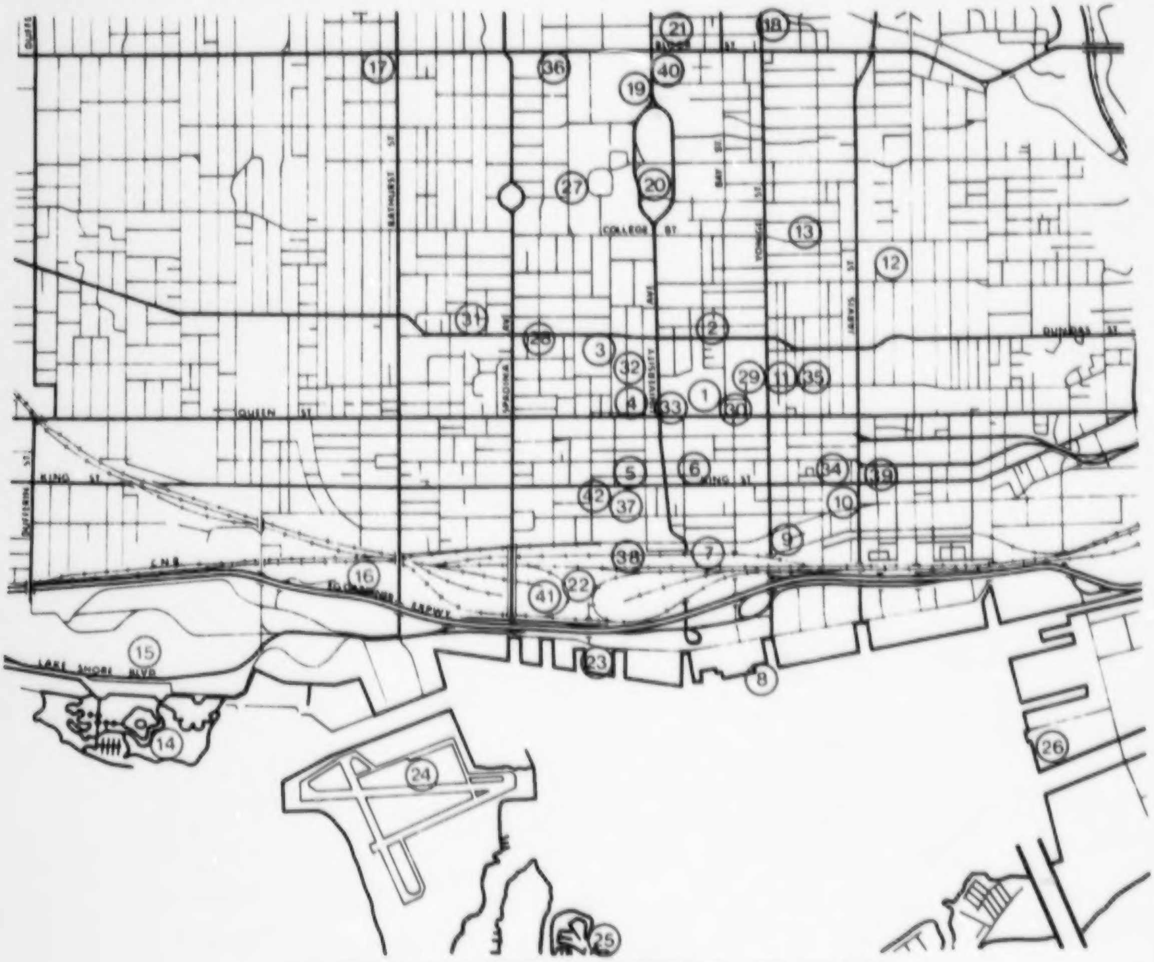


1. Casa Loma/Spadina House
2. High Park and Zoo
3. Metro Toronto Zoo
4. Ontario Science Centre
5. Black Creek Pioneer Village
6. Old Mill
7. Variety Village
8. Downsview Airport
9. Lester B. Pearson International Airport
10. Centennial Park and Etobicoke Olympium
11. Donald D. Summerville Olympic Pool
12. North York Centennial Centre
13. Edwards Gardens
14. Greenwood Race Track
15. Woodbine Race Track
16. City of Etobicoke Municipal Offices
17. City of York Municipal Offices
18. City of North York Civic Centre
19. Scarborough City Centre
20. Borough of East York Municipal Offices
21. Scarborough Town Centre
22. Yorkdale Shopping Centre
23. Fairview Mall
24. Sherway Gardens Shopping Centre
25. James Gardens
26. Scarborough Centennial Recreation Centre
27. Wild Water Kingdom

POINTS OF INTEREST, METROPOLITAN TORONTO, 1990

	1987	1988	1989
Number of Tourist Visitations	17,600,000	17,700,000	17,200,000
Number of Conventions	743	943	975
Number of Convention Delegates	539,000	623,000	749,000
Hotel Room Occupancy Rate	74%	73%	69%

Source: Metropolitan Toronto Convention & Visitors Association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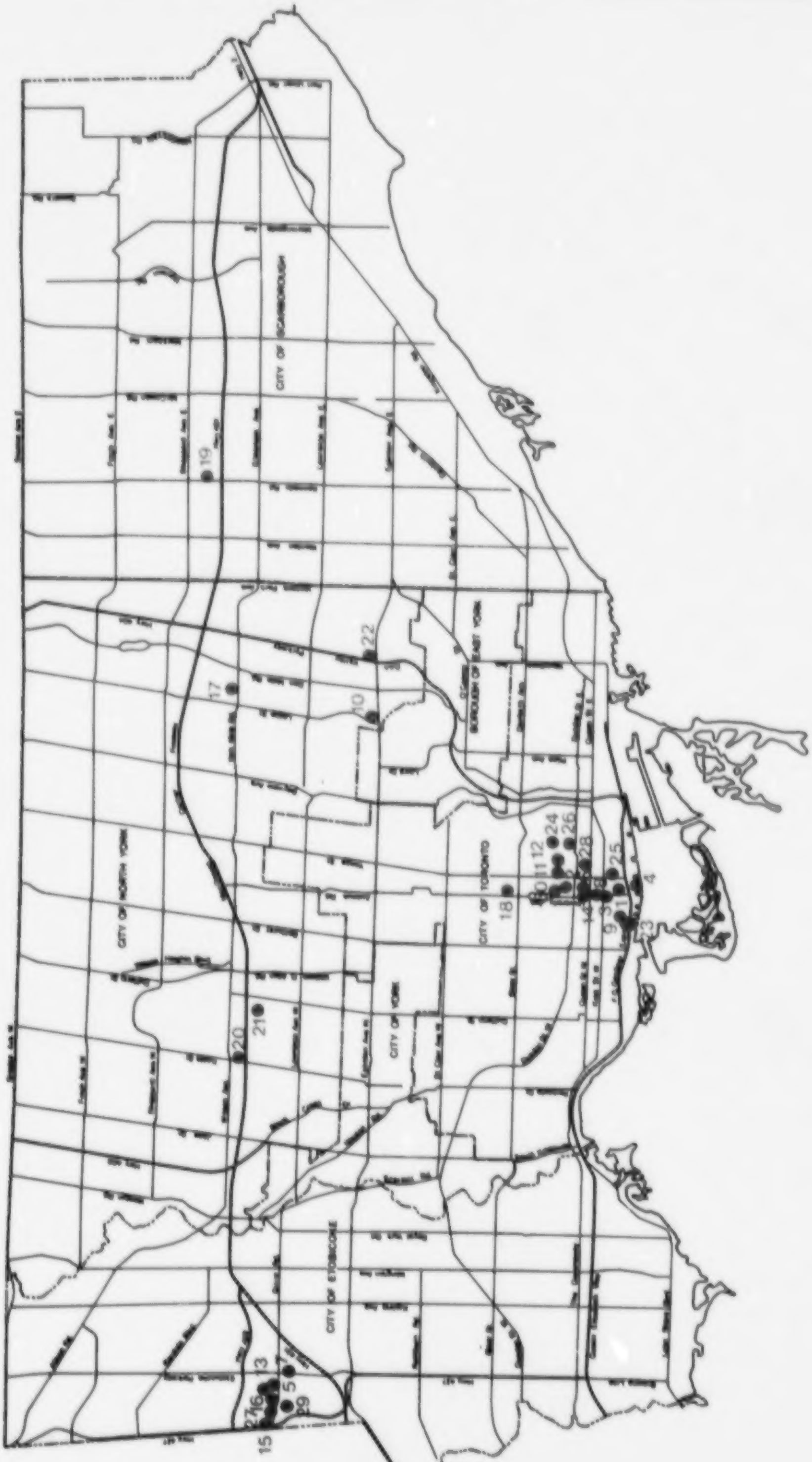
POINTS OF INTEREST, DOWNTOWN TORONTO 1990

1. Toronto City Hall, Nathan Phillips Square and Peace Garden
2. Bus Terminal
3. Art Gallery of Ontario
4. Campbell House
5. Royal Alexandra Theatre
6. Toronto Stock Exchange
7. Union Station
8. Ferry Docks
9. O'Keefe Centre and St. Lawrence Centre for the Arts
10. St. Lawrence Market
11. Mackenzie House
12. Allan Gardens
13. Maple Leaf Gardens
14. Ontario Place
15. Exhibition Place and Exhibition Stadium
16. Fort York
17. Markham Village
18. Metro Toronto Library
19. Royal Ontario Museum and McLaughlin Planetarium
20. Parliament Buildings
21. Yorkville Village
22. CN Tower and Tour of the Universe
23. Harbourfront
24. Toronto Island Airport
25. Centre Island
26. Toronto Harbour Docks
27. University of Toronto
28. Chinatown
29. Toronto Eaton Centre
30. Old City Hall
31. Kensington Market
32. Village by the Grange
33. Osgoode Hall
34. St. James Cathedral
35. St. Michael's Cathedral
36. Varsity Stadium
37. Roy Thomson Hall
38. Metro Toronto Convention Centre
39. St. Lawrence Hall
40. The George R. Gardiner Museum of Ceramic Art
41. SKYDOME
42. Metro Hall*

* to be completed in 1992

METROPOLITAN TORONTO PLANNING DEPARTMENT
RESEARCH DIVISION JULY 1990

METROPOLITAN TORONTO'S 30 LARGEST HOTELS BY NUMBER OF ROOMS, 1990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CITY OF ETOBICOKE
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METROPOLITAN TORONTO PLANNING DEPARTMENT
RESEARCH DIVISION JULY 1990

METROPOLITAN TORONTO'S 30 LARGEST HOTELS BY NUMBER OF ROOMS, 1990

	Name	Address	No. of Rooms
1.	Royal York Hotel	100 Front St. W.	1,800
2.	Delta Chelsea Inn	33 Gerrard St. W.	1,597
3.	Sheraton Centre of Toronto Hotel & Tower	123 Queen St. W.	1,393
4.	Westin Harbour Castle	1 Harbour Square	978
5.	Regal Constellation Hotel	900 Dixon Rd.	900
6.	Holiday Inn–Toronto Downtown	89 Chestnut St.	715
7.	Skyline Airport Tower & Hotel	655 Dixon Rd.	715
8.	Hilton International Toronto	145 Richmond St. W.	604
9.	L'Hotel	225 Front St. W.	587
10.	Four Seasons Inn on the Park	1100 Eglinton Ave. E.	568
11.	The Westbury Hotel	475 Yonge St.	545
12.	Carlton Inn Hotel	30 Carlton St.	536
13.	Best Western Carlton Place Hotel	33 Carlson Court	530
14.	Best Western Chestnut Park Hotel	108 Chestnut St.	520
15.	Holiday Inn–Toronto Airport	970 Dixon Rd.	451
16.	Marriott Hotel–Toronto Airport	901 Dixon Rd.	423
17.	The Toronto Prince Hotel	900 York Mills Rd.	406
18.	Four Seasons Hotel	21 Avenue Rd.	389
19.	Sheraton Toronto East Hotel & Towers	2035 Kennedy Rd.	386
20.	Skyline Triumph Toronto	2737 Keele St.	380
21.	Holiday Inn Toronto–Yorkdale	3450 Dufferin St.	378
22.	Radisson Hotel Toronto–Don Valley	1250 Eglinton Ave. E.	354
23.	Skydome Hotel	45 Peter St. S.	348
24.	Primrose Hotel	111 Carlton St.	334
25.	King Edward Hotel	37 King St. E.	315
26.	Hotel Ibis	240 Jarvis St.	294
27.	Bristol Place Hotel	950 Dixon Rd.	287
28.	Bond Place Hotel	65 Dundas St. E.	286
29.	Venture Inn Toronto Airport	925 Dixon Rd.	283
30.	Sutton Place Hotel Kempinski Toronto	955 Bay St.	280

Source: Metropolitan Toronto Convention & Visitors Association

MUNICIPAL FINANCING

7. MUNICIPAL FINANCING

In 1976, total municipal revenues from all sources in the Metropolitan Region was $1,269,000,000 and for Metropolitan Toronto was $921,500,000 or 72.6% of the total. By 1988 the total municipal revenue of the Metropolitan Region had grown to $4,961,845,000 with Metropolitan Toronto at $3,497,145,000 or 70.5% of the total region.

The source of almost half of the revenue is property taxation throughout the Metropolitan Region with the highest percentage occurring in York Region in 1988 at 52.2%. The Ontario Grants generally comprised one-quarter of the revenue. The rest are divided among Payments in Lieu of Taxes, User Fees and Other Revenues. In Metropolitan Toronto unlike the other regions, Transit User Fees make up a larger percentage of the revenue at 12.3%. The total revenue per capita continues to increase throughout the Metropolitan Region.

The percentage distribution of expenditures by function does not show as great a disparity between Metropolitan Toronto and surrounding regions in 1988. The significant difference is to be found in Transportation with Metropolitan Toronto spending 25.2%, Durham 19.5%, York 19.3%, Peel 18.6% and Halton 17.4%. Metropolitan Toronto's distribution of capital expenditures by function in 1988 was 44% for Transportation, 22% Environment, 16% General Government, 9% Protection, 6% Health and Social Services and 3% Recreation and Culture. An average of 62% of the total estimated expenditures will be allocated towards Transportation and Environment purposes in the 1989-1993 Metropolitan Capital Works Program.

The very strong Commercial-Industrial taxation base of the City of Toronto in relation to the other area municipalities permits a reduced residential tax as illustrated by the proportion of tax levied against residential land in each municipality. In 1988, the percentage revenue required from the residential taxation base was 34.8% in Toronto, 69.0% in York, 68.2% in East York, 47.8% in Etobicoke, 55.1% in North York and 57.3% in Scarborough.

The percentage growth of federal and provincial debt per capita between 1980 and 1988 is quite large, with Canada's debt index at 453.7% in 1988 and Ontario at 217.9% in 1987. At the municipal level, the index growth figures of Debt per Capita since 1980 are as follows: Metropolitan Toronto 61.7%, Durham 52.0%, York 220.2%, Peel 102.6%, and Halton 92.5%.

More comprehensive statistical data on municipal financing are set out on pages 7.1 to 7.13.

TOTAL REVENUE BY SOURCE, METROPOLITAN TORONTO AND FOUR OUTER REGIONS, 1987 AND 1988

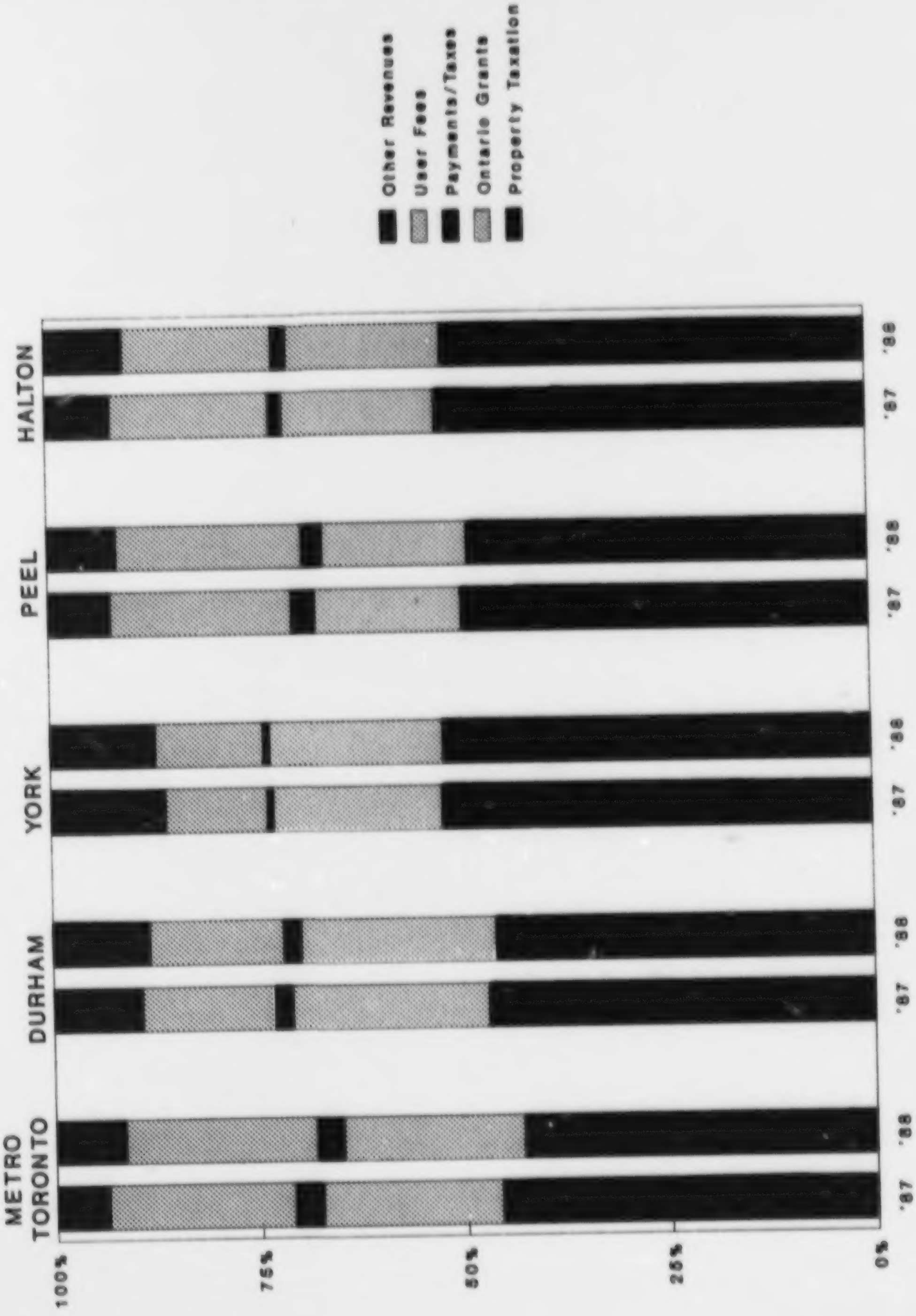
(Revenues in thousands of dollars)

		Metropolitan Toronto			Region of Durham			Region of York			Region of Peel			Region of Halton		
	Population (1)		2,133,459			348,141			409,292			608,327			281,668	
		$		% D	$		% D	$		% D	$		% D	$		% D
1987	Property Taxation	1,448,689		45.8	141,701		47.0	132,379		52.4	251,372		49.7	121,346		52.6
	Ontario Grants															
	Unconditional	177,851		5.6	22,764		7.5	19,618		7.8	32,612		6.4	17,135		7.4
	Conditional	514,790		16.4	49,209		16.3	32,037		12.7	57,865		11.4	25,774		11.2
	Per Capita $	692,641	324.66	22.0	71,973	206.74	23.8	51,655	126.21	20.5	90,477	148.73	17.8	42,909	152.34	18.6
	Payments in Lieu of Taxes															
	Ontario	58,417		1.8	4,954		1.6	862		0.3	5,531		1.1	2,095		0.9
	Other	46,095		1.5	1,669		0.6	853		0.3	7,909		1.6	1,711		0.7
	User Fees															
	Transit	401,876		12.8	4,701		1.6	3,218		1.3	18,290		3.6	3,712		1.6
	Water	67,517		2.1	16,541		5.5	6,507		2.6	38,482		7.6	16,986		7.4
	Homes for Aged	26,291		0.8	7,027		2.3	1,946		0.8	5,276		1.0	3,092		1.3
	Other	215,988		6.8	20,562		6.8	19,913		7.9	50,650		10.0	20,663		9.0
	Other Revenues	203,390		6.4	32,415		10.8	35,130		13.9	37,799		7.6	18,323		7.9
	TOTAL REVENUES	**3,160,904**		**100.0**	**301,543**		**100.0**	**252,463**		**100.0**	**505,786**		**100.0**	**230,837**		**100.0**
	Per Capita $		1,481.59			866.15			616.83			831.44			819.54	
1988	Property Taxation	1,505,370		43.0	157,142		46.1	153,369		52.2	281,407		48.9	131,729		51.8
	Ontario Grants															
	Unconditional	187,260		5.4	24,529		7.2	22,494		7.7	35,813		6.2	18,541		7.3
	Conditional	586,107		16.7	56,184		16.4	39,389		13.4	65,976		11.5	29,404		11.5
	Per Capita $	773,367	362.49	22.1	80,713	231.84	23.6	61,883	151.20	21.1	101,789	167.33	17.7	47,945	170.22	18.8
	Payments in Lieu of Taxes															
	Ontario	62,985		1.8	5,334		1.6	905		0.3	5,736		1.0	2,386		0.9
	Other	47,802		1.4	1,893		0.6	1,267		0.4	8,226		1.4	1,841		0.7
	User Fees															
	Transit	429,537		12.3	5,288		1.5	4,263		1.5	21,095		3.7	3,829		1.5
	Water	76,285		2.2	18,708		5.5	8,574		2.9	41,716		7.3	17,957		7.1
	Homes for Aged	27,245		0.8	7,462		2.2	1,932		0.7	5,562		1.0	2,994		1.2
	Other	277,336		7.9	24,218		7.1	23,755		8.1	61,521		10.6	21,656		8.5
	Other Revenues	297,218		8.5	40,457		11.8	37,870		12.8	48,093		8.4	24,185		9.5
	TOTAL REVENUES	**3,497,145**		**100.0**	**341,215**		**100.0**	**293,818**		**100.0**	**575,145**		**100.0**	**254,522**		**100.0**
	Per Capita $		1,639.19			980.11			717.87			945.45			903.62	

(1) 1988 total assessed population, since only available for election years, i.e., every three years.

Source: Ontario Ministry of Municipal Affairs, Municipal Finance Branch, and the Metropolitan Toronto Planning Department

TOTAL REVENUE BY SOURCE, METROPOLITAN TORONTO AND FOUR OUTER REGIONS, 1987 AND 1988



SOURCE: ONT. MIN. OF MUNICIPAL AFFAIRS

TOTAL REVENUE FUND EXPENDITURES BY FUNCTION, REGIONS*
1987 AND 1988

Region		General Gov't	Protection	Trans-portation	Envi-ronment	Health & Social	Recreation & Culture	Planning	Total
		1987 ($000)							
METROPOLITAN TORONTO	$	333,238	620,054	848,912	387,321	608,661	393,687	46,360	3,238,233
	%	10.3	19.1	26.2	12.0	18.8	12.2	1.4	100.0
DURHAM	$	29,868	52,048	59,444	60,332	54,806	32,280	8,345	297,123
	%	10.1	17.5	20.0	20.3	18.4	10.9	2.8	100.0
YORK	$	25,536	54,001	53,884	56,115	28,427	35,864	6,688	260,515
	%	9.8	20.7	20.7	21.5	10.9	13.8	2.6	100.0
PEEL	$	62,960	104,395	96,356	109,118	60,346	54,057	9,239	496,471
	%	12.7	21.0	19.4	22.0	12.1	10.9	1.9	100.0
HALTON	$	30,246	44,321	42,715	55,293	27,881	30,032	5,204	235,692
	%	12.8	18.8	18.1	23.5	11.8	12.8	2.2	100.0
METROPOLITAN REGION	$	481,848	874,819	1,101,311	668,179	780,121	545,920	75,836	4,528,034
	%	10.6	19.3	24.3	14.8	17.2	12.1	1.7	100.0
		1988 ($000)							
METROPOLITAN TORONTO	$	397,218	667,271	911,869	471,838	695,514	425,871	51,695	3,621,276
	%	11.0	18.4	25.2	13.0	19.2	11.8	1.4	100.0
DURHAM	$	34,281	58,842	67,148	74,260	63,484	37,548	9,153	344,716
	%	9.9	17.1	19.5	21.5	18.4	10.9	2.7	100.0
YORK	$	35,359	63,856	60,575	66,374	33,475	45,202	8,990	313,831
	%	11.3	20.3	19.3	21.1	10.7	14.4	2.9	100.0
PEEL	$	80,809	117,636	106,611	127,325	69,394	59,640	10,642	572,057
	%	14.1	20.6	18.6	22.3	12.1	10.4	1.9	100.0
HALTON	$	33,522	49,006	45,797	64,957	31,055	32,890	5,894	263,121
	%	12.8	18.6	17.4	24.7	11.8	12.5	2.2	100.0
METROPOLITAN REGION	$	581,189	956,611	1,192,000	804,754	892,922	601,151	86,374	5,115,001
	%	11.4	18.7	23.3	15.7	17.5	11.7	1.7	100.0

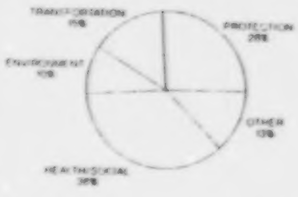
* Includes both upper and lower tier municipalities.

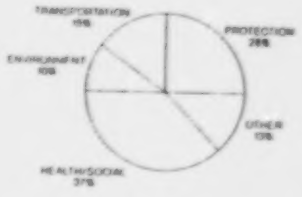
Source: Ontario Ministry of Municipal Affairs, Municipal Finance Branch

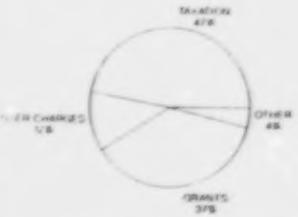
MUNICIPAL CURRENT EXPENDITURES AND REVENUES (1)
MUNICIPALITY OF METROPOLITAN TORONTO ONLY, 1987 and 1988

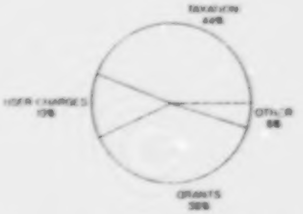
(in thousands)

	1987	1988
CURRENT EXPENDITURES		
General Government	100,673	116,272
Protection	409,511	439,345
Transportation	241,281	267,006
Environment (2)	154,174	176,384
Health and Social Services	557,364	635,848
Recreation and Culture	85,003	89,934
Planning and Development	12,057	13,107
TOTAL	1,560,063	1,737,896
REVENUES		
Taxation		
- Requisition on Local Municipalities	2,026,108	2,143,192
- Less School Board Requisition	(1,299,401)	(1,379,891)
User Charges	192,857	219,504
Grants	578,648	647,843
Investment Income	21,298	19,629
Fines	30,307	42,730
Other	15,333	20,340
TOTAL	1,565,150	1,713,347
Surplus at Beginning of the Year	52,626	57,713
Surplus at End of Year	57,713	33,164









Footnotes: (1) Analysis of Operations in Unconsolidated Form for Year Ending December 31, 1987 and 1988 Respectively.

(2) Does not include Metro Waterworks (self-sustaining): 1987 expenditures were $ 68,318,000
revenues $ 77,546,000
to produce a net revenue of $ 9,228,000

Does not include Metro Waterworks (self-sustaining): 1988 expenditures were $ 68,981,000
revenues $ 79,845,000
to produce a net revenue of $ 10,864,000

Source: Metropolitan Toronto Treasury Department
The Municipality of Metropolitan Toronto 1988 Financial Statements

MUNICIPAL CAPITAL EXPENDITURES AND REVENUES
MUNICIPALITY OF METROPOLITAN TORONTO ONLY, 1987 and 1988

(In thousands of dollars)

	1987	% D	1988	% D
		CAPITAL EXPENDITURES		
General Government	1,095	0.4	57,217	16.2
Protection	42,148	14.3	31,693	8.9
Transportation	172,906	58.6	154,472	43.6
Environment	43,456	14.7	76,808	21.7
Health and Social Services	20,765	7.1	21,792	6.1
Recreation and Culture	14,492	4.9	11,989	3.4
Planning and Development	39	0.0	199	0.1
TOTAL	294,901	100.0	354,170	100.0
		REVENUES		
Long Term Liabilities Incurred	91,048	27.6	32,400	11.8
Ontario Grants	128,235	38.8	112,798	41.0
Other	25,607	7.8	30,252	11.0
Appropriations From Other Funds - Contributions from own funds	85,197	25.8	99,846	36.2
TOTAL	330,087	100.0	275,296	100.0
Unexpended Capital Financing (Capital Operations not yet Permanently Financed) Beginning of the Year	(29,798)		6,388	
Capital Operations not yet Permanently Financed at End of the Year	6,388		(72,486)	
Capital Financing Stabilization Reserve				
Financing From Current Operations	54,527		55,725	
Financing Transferred from the Reserve	7,966		6,123	
Year End Balance	6,122		4,683	
Waterworks Year End Reserve Balance	8,642		11,642	

Footnotes: Not including Metropolitan Waterworks:

(1) Gross Expenditures $5,699,000 financed in part by:
Ontario Grants $846,000, and
The Sinking Fund $4,726,000

(2) Gross Expenditures $13,702,000 financed in part by:
Ontario Grants $944,000, and
The Sinking Fund $2,252,000

Source: Metropolitan Toronto Treasury Department
Annual Report of the Commissioner of Finance (1987 & 1988) and
The Municipality of Metropolitan Toronto 1988 Financial Statements

FIVE-YEAR CAPITAL WORKS PROGRAM, ESTIMATED EXPENDITURES AND FINANCING
METROPOLITAN TORONTO AND THE AREA MUNICIPALITIES COMBINED
1989-1993

(All Amounts in Thousands of Dollars)

	1989	% D	1990	% D	1991	% D	1992	% D	1993	% D	TOTAL INCLUSIVE	% D
EXPENDITURES (1)												
General Government	55,989	6.0	48,386	5.4	18,441	2.0	18,957	2.1	26,931	3.4	168,704	3.8
Protection	18,570	2.0	49,414	5.5	27,375	2.9	25,441	2.8	20,623	2.6	141,423	3.2
Transportation	226,336	24.1	318,053	35.2	395,215	42.6	515,597	57.4	379,087	47.2	1,834,288	41.0
Environment	228,502	24.4	202,753	22.4	206,596	22.3	140,994	15.7	172,874	21.5	951,719	21.3
Health and Social Services	20,592	2.2	16,344	1.8	23,217	2.5	26,740	3.0	22,564	2.8	109,457	2.4
Recreation and Culture	77,905	8.3	109,848	12.1	114,814	12.4	84,745	9.5	102,299	12.7	489,611	10.9
Planning and Development	77,756	8.3	54,045	6.0	79,159	8.5	43,240	4.8	8,364	1.0	262,564	5.9
Municipal Enterprises (2)	231,813	24.7	105,134	11.6	63,317	6.8	42,358	4.7	70,487	8.8	513,109	11.5
TOTAL ESTIMATED EXPENDITURES	937,463	100.0	903,977	100.0	928,134	100.0	898,072	100.0	803,229	100.0	4,470,875	100.0
REVENUES (1)												
Contributions from Other Governments	169,739	18.1	220,476	24.4	293,736	31.6	353,867	39.4	253,138	31.5	1,290,956	28.9
Contributions from Revenue Fund	74,293	7.9	72,100	8.0	72,877	7.8	73,457	8.2	73,821	9.2	366,548	8.2
Contributions from Reserve Fund and Reserves	196,034	20.9	71,025	7.9	64,590	7.0	53,074	5.9	76,952	9.6	461,675	10.3
Sinking Fund Surplus Funds	14,193	1.5	17,447	1.9	20,965	2.3	18,891	2.1	26,447	3.3	97,943	2.2
Other	27,795	3.0	37,704	4.2	34,186	3.7	18,231	2.0	18,473	2.3	136,389	3.0
Debentures Public Offering	223,596	23.9	380,091	42.0	378,463	40.8	338,194	37.7	283,911	35.3	1,604,255	35.9
Municipal Enterprises (2)	231,813	24.7	105,134	11.6	63,317	6.8	42,358	4.7	70,487	8.8	513,109	11.5
TOTAL ESTIMATED FINANCING	937,463	100.0	903,977	100.0	928,134	100.0	898,072	100.0	803,229	100.0	4,470,875	100.0

Footnote: (1) Total estimated "gross", exclusive of Education.
(2) Includes Hydro Electric Systems, Water Supply, and the Parking Authority.

Source: Metropolitan Toronto Treasury Department, Five Year Capital Works Program 1989-1993

SOURCE AND ALLOCATION OF MUNICIPAL TAXATION
(INCLUDING METRO AND LOCAL SPECIAL CHARGES)
METROPOLITAN TORONTO MUNICIPALITIES, 1987 AND 1988

(All Amounts in Thousands of Dollars)

COLLECTING MUNICIPALITY	1987				1988			
	TOTAL TAXATION	CURRENT TAX LEVIES (including penalties and interest)			TOTAL TAXATION	CURRENT TAX LEVIES (including penalties and interest)		
		All(1) School Boards	Metro Purposes	Local Purposes		All(1) School Boards	Metro Purposes	Local Purposes
		Amount	Amount	Amount		Amount	Amount	Amount
TORONTO	1,178,761	617,112	297,173	264,476	1,241,407	651,440	310,595	279,372
YORK	110,867	53,964	24,750	32,153	115,520	56,260	25,210	34,050
EAST YORK	92,335	48,428	22,272	21,635	96,667	50,371	22,895	23,401
ETOBICOKE	404,943	221,558	105,233	78,152	421,698	231,737	109,936	80,025
NORTH YORK	685,598	352,288	196,978	136,332	681,317	376,111	173,798	131,408
SCARBOROUGH	436,769	229,346	106,559	100,864	469,629	245,637	115,640	108,352
ALL SIX	2,909,273	1,522,696	752,965	633,612	3,026,238	1,611,556	758,074	656,608
% TOTAL TAXATION	100.0	52.3	25.9	21.8	100.0	53.3	25.0	21.7

Footnotes (1) Metropolitan and Area Public and Secondary;
Metropolitan Separate School Board

Source: Metropolitan Toronto Treasury Department
Annual Report of the Commissioner of Finance (1987 & 1988)

TAXABLE ASSESSMENT, MUNICIPALITY OF METROPOLITAN TORONTO, 1970 - 1990

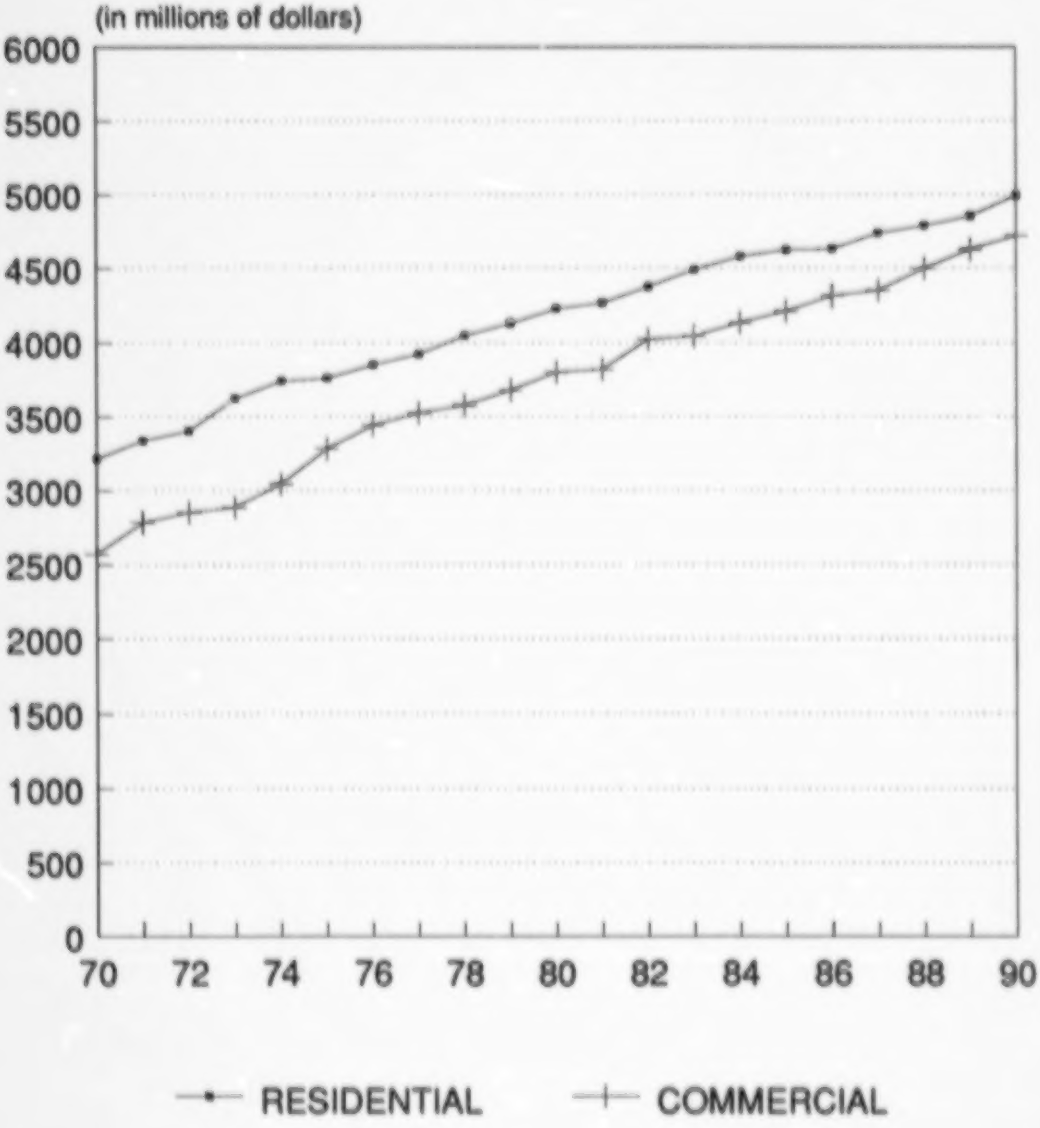
(Amounts of Assessment in Thousands of Dollars)

	RESIDENTIAL* AND FARM		COMMERCIAL AND INDUSTRIAL		TOTAL	
	$	%	$	%	$	%
1970	3,217,100	55.6	2,570,019	44.4	5,787,119	100.0
1971	3,339,525	54.5	2,783,068	45.5	6,122,593	100.0
1972	3,404,881	54.4	2,852,099	45.6	6,256,980	100.0
1973	3,622,828	55.7	2,885,954	44.3	6,508,782	100.0
1974	3,740,528	55.1	3,044,782	44.9	6,785,310	100.0
1975	3,759,711	53.4	3,284,721	46.6	7,044,432	100.0
1976	3,849,941	52.8	3,441,668	47.2	7,291,609	100.0
1977	3,922,159	52.7	3,525,205	47.3	7,447,364	100.0
1978	4,046,018	53.1	3,578,369	46.9	7,624,387	100.0
1979	4,127,631	52.9	3,678,687	47.1	7,806,318	100.0
1980	4,227,153	52.7	3,800,787	47.3	8,027,940	100.0
1981	4,266,197	52.8	3,820,133	47.2	8,086,330	100.0
1982	4,375,412	52.1	4,021,747	47.9	8,397,159	100.0
1983	4,489,762	52.6	4,045,484	47.4	8,535,246	100.0
1984	4,579,090	52.6	4,133,651	47.4	8,712,741	100.0
1985	4,623,797	52.3	4,211,612	47.7	8,835,409	100.0
1986	4,630,423	51.8	4,315,798	48.2	8,946,221	100.0
1987	4,737,167	52.1	4,350,649	47.9	9,087,816	100.0
1988	4,787,674	51.5	4,499,882	48.5	9,287,556	100.0
1989	4,853,484	51.2	4,627,743	48.8	9,481,227	100.0
1990	4,994,283	51.4	4,720,977	48.6	9,715,260	100.0

*Note: The above statement records unweighted assessment for both residential and commercial purposes. However, commencing in 1984 provincial legislative changes provide for the Metropolitan general tax levy, distributed to each area municipality to reflect weighted residential assessment.

Source: Metropolitan Toronto Treasury Department
Annual Report of the Commissioner of Finance (1975, 1980 and 1988)

TAXABLE ASSESSMENT, MUNICIPALITY OF METROPOLITAN TORONTO, 1970 - 1990



Source: Metropolitan Toronto Treasury Department

SOURCE OF TAXES BY METROPOLITAN TORONTO MUNICIPALITIES,1988
(in Thousands of Dollars)

Designated Purposes	ASSESSMENT TAXATION SOURCE							
		Residential and Farm	%	Commercial and Industrial	%	Business Surtax	%	Total Municipal Levies (100%)
For Local (1)								
Toronto		93,555	33.5	127,606	45.7	58,210	20.8	279,371
York		22,937	67.4	7,618	22.4	3,494	10.2	34,049
East York		15,645	66.9	5,418	23.1	2,338	10.0	23,401
Etobicoke		37,563	46.9	28,362	35.5	14,100	17.6	80,025
North York		71,431	54.4	40,015	30.4	19,962	15.2	131,408
Scarborough		61,424	56.7	32,054	29.6	14,874	13.7	108,352
Six Municipalities		302,555	46.1	241,073	36.7	112,978	17.2	656,606
For Metropolitan (2)								
Toronto	1,064,963	-	-	-	-	-	-	1,064,963
Combined Totals	1,064,963	302,555		241,073		112,978		1,721,569
%	61.8	17.6		14.0		6.6		100.0

LEVIES, SPECIAL CHARGES AND PAYMENTS IN LIEU OF TAXES FOR MUNICIPAL PURPOSES, METROPOLITAN TORONTO MUNICIPALITIES, 1988
(in Thousands of Dollars)

Municipal Purpose	SOURCES OF REVENUE				Total Receipts
	Municipal Levies	Special Charges	Total Taxation	Paid-in-Lieu (3)	
For Local					
Toronto	279,371	10,504	289,875	67,550	357,425
York	34,049	928	34,977	1,317	36,294
East York	23,401	482	23,883	1,191	25,074
Etobicoke	80,025	1,363	81,388	10,820	92,208
North York	131,408	3,234	134,642	15,551	150,193
Scarborough	108,352	2,656	111,008	14,358	125,366
Six Municipalities	656,606	19,167	675,773	110,787	786,560
For Metropolitan					
Toronto	1,064,963	-	1,064,963	-	1,064,963
Combined Totals	1,721,569	19,167	1,740,736	110,787	1,851,523
%	93.0	1.0	94.0	6.0	100.0

Footnotes: (1) Taxes Levied and Supplementary Tax Total.
(2) Metropolitan Toronto levies on the six area municipalities (Upper Tier Levy - Total Requisitions).
(3) Taken from Schedule 1, FIR (Financial Information Return), Metro Treasury

Source: Ontario Ministry of Municipal Affairs, and the Metropolitan Toronto Treasury Department

NET LONG-TERM DEBT, CANADA, ONTARIO AND REGIONS, ANNUALLY 1980 PLUS

Region	1980				1981				1982			
	Debt $000's	%	Debt/Cap	Index*	Debt $000's	%	Debt/Cap	Index*	Debt $000's	%	Debt/Cap	Index*
METROPOLITAN TORONTO	1,063,685	73.3	494.24	100.0	1,049,021	73.8	492.06	98.6	1,023,858	70.0	478.34	96.3
DURHAM	112,488	7.7	608.43	100.0	108,389	7.5	581.14	94.6	111,786	7.6	587.66	99.3
YORK	44,301	3.1	183.49	100.0	41,890	2.9	180.77	96.5	57,301	3.9	215.94	129.5
PEEL	140,917	9.7	302.52	100.0	139,276	9.8	294.06	98.1	176,471	12.1	348.47	125.6
HALTON	90,027	6.2	364.02	100.0	94,330	6.0	342.83	93.9	95,287	6.4	387.15	105.6
METROPOLITAN REGION	1,451,016	100.0	430.45	100.0	1,431,066	100.0	420.43	97.9	1,462,631	100.0	423.32	105.8
ONTARIO**	20,704,000	-	3,420.03	100.0	22,060,000	-	3,420.03	104.5	25,476,000	-	3,938.95	123.0
CANADA**	68,595,300	-	2,859.90	100.0	85,681,000	-	3,659.90	124.9	100,553,000	-	4,087.52	146.6

Region	1983				1984				1985			
	Debt $000's	%	Debt/Cap	Index*	Debt $000's	%	Debt/Cap	Index*	Debt $000's	%	Debt/Cap	Index*
METROPOLITAN TORONTO	760,894	64.4	360.11	72.6	713,117	62.4	332.46	67.0	647,365	60.2	300.46	60.9
DURHAM	107,320	9.0	566.33	93.6	101,105	8.9	537.02	89.0	92,098	8.5	392.98	81.8
YORK	61,431	5.1	216.57	138.7	55,341	4.8	184.75	124.9	66,195	6.2	204.24	149.4
PEEL	165,774	13.8	313.97	118.0	185,332	16.2	337.95	131.9	177,076	16.5	312.91	120.0
HALTON	91,683	7.6	347.32	101.6	88,337	7.7	320.62	98.1	92,180	8.6	348.47	103.4
METROPOLITAN REGION	1,196,122	100.0	341.10	83.4	1,143,232	100.0	321.06	78.8	1,074,831	100.0	296.65	74.1
ONTARIO**	28,026,000	-	3,102.24	133.4	31,327,000	-	3,500.52	131.3	34,123,000	-	3,771.37	164.8
CANADA**	128,369,000	-	5,176.17	187.1	160,768,000	-	6,405.10	224.4	199,092,000	-	7,880.25	280.3

Region	1986				1987				1988			
	Debt $000's	%	Debt/Cap	Index*	Debt $000's	%	Debt/Cap	Index*	Debt $000's	%	Debt/Cap	Index*
METROPOLITAN TORONTO	660,198	63.3	301.09	63.1	711,194	65.5	333.33	66.9	658,758	63.1	307.84	61.7
DURHAM	75,098	7.1	206.22	66.8	64,333	5.9	104.80	57.2	38,449	3.6	167.93	53.0
YORK	67,328	6.4	192.04	152.0	76,939	7.1	197.90	173.7	97,538	9.4	238.31	130.2
PEEL	156,284	14.9	267.28	112.6	137,178	12.7	225.50	97.6	144,140	13.9	236.96	102.6
HALTON	98,221	9.3	361.90	109.1	93,719	8.8	339.85	106.3	83,301	8.0	283.74	93.5
METROPOLITAN REGION	1,059,131	100.0	283.71	75.0	1,083,360	100.0	287.07	74.8	1,040,215	100.0	275.12	71.7
ONTARIO**	37,387,000	-	4,100.73	180.6	45,103,000	-	4,865.00	217.0	N/A	-	N/A	N/A
CANADA**	233,496,000	-	9,192.76	340.4	264,101,000	-	10,308.00	383.0	311,217,000	-	12,011.83	403.7

* This is the index of Debt per Capita. - The index for Ontario and Canada is based on census population estimates as at April 1st.

** The figures for Ontario and Canada are as of the fiscal year ending March 31.

Note: Regional debt figures represent "Net Long Term Debt Outstanding".
Ontario debt figures represent "Total Liabilities".
Canada debt figures represent "Net Debt".
Debt per Capita in 1987 is based on 1988 assessed population data, since only available every three years.

Source: Ontario Ministry of Municipal Affairs, Municipal Finance Branch
Statistics Canada Catalogue 68-209 and 68-211

DEBT OF THE METROPOLITAN CORPORATION AND AREA MUNICIPALITIES

The following is a Summarized Statement of Funded Debt of the Metropolitan Corporation and Area Municipalities as at December 31, 1987 and December 31, 1988.

Metropolitan Corporation and Area Municipalities Funded Debt

	December 31, 1987	December 31, 1988
	(in thousands)	
Issued for and assumed by Metropolitan Corporation for the following purposes:		
Conservation Authority	31,345	31,128
Highways	99,832	86,797
Housing, Homes for the Aged	33,194	23,566
Libraries	25,997	25,605
Parks and Recreation, Exhibition Buildings, Stadium	89,027	88,305
Police	58,897	61,984
Rapid Transit	137,612	143,547
Refuse Disposal	70,682	71,967
Water Pollution Control	170,626	170,744
Toronto Transit Commission	30,746	29,140
Water Supply	125,348	113,124
Administration of Justice	13,444	13,444
Miscellaneous: Administration Bldg., Ambulance Services, etc.	4,881	3,685
	883,831	863,126
Issued for Area Municipalities	368,470	311,685
Issued for City of Toronto and not assumed by Metropolitan Corporation (1)	815	815
	1,253,116	1,175,626
Add: Issued for Educational Purposes (MTSB) (2)	65,403	52,370
Gross Funded Debt (6)	1,318,519	1,227,996
Less:		
Self-Liquidating Debts of Utilities (3):		
Water Supply	125,837	113,389
Electric Utilities	13,374	11,219
Administration of Justice (4)	13,444	13,444
	1,165,864	1,089,944
Sinking Fund for Debts other than Self-Liquidating, and Administration of Justice (5)	446,366	444,585
Net Tax Supported Funded Debt	719,498	645,359

Note: Debenture debt issued in U.S. funds has been translated at rates of exchange prevailing at the time the debt was incurred.

(1) Consisting of mortgage loans to the City of Toronto from the Canada Mortgage and Housing Corporation (a Federal Crown corporation).

(2) Excludes separate school debt of $7,114,300 at December 31, 1987 and $6,274,202 at December 31, 1988.

(3) These debts are considered to be properly deductible since debt service charges for these operations are payable from revenues derived from user charges for the services of these municipal utilities.

(4) In 1968, pursuant to The Administration of Justice Act, 1968, the Province assumed responsibility for the Administration of Justice and the liability for the repayment of debt incurred by the Metropolitan Corporation therefor.

(5) Sinking fund investments valued at cost, adjusted for amortization of premiums and discounts of purchase. The value of the Sinking Fund as at December 31, 1988 of $444,585,000 is $96,151,806 in excess of the statutory sinking fund requirements.

(6) As of December 31, 1987 and December 31, 1988, $289,233,000 and $232,744,000 respectively, of these amounts were payable in U.S. dollars.

Source: Metropolitan Toronto Treasury Department

ASSESSMENT PROFILE BY METROPOLITAN TORONTO MUNICIPALITIES, 1990(1) TAXATION YEAR

TAXABLE ASSESSMENT BY TYPE

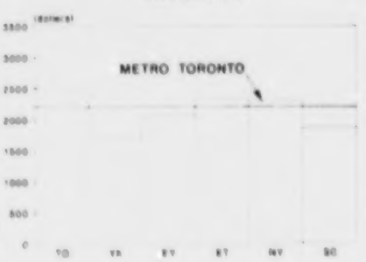
(Amounts of Assessment in Thousands of Dollars)

Area Municipality	Residential	Commercial and Industrial	Business	Total	1986 Census Population	1986 Census Average Persons Per Household
Toronto	1,537,678	1,428,058	646,439	3,612,175	612,289	2.39
Per Capita	2,511	2,332	1,056	5,899		
York	236,626	59,549	26,731	322,906	135,401	2.50
Per Capita	1,748	440	197	2,385		
East York	207,894	53,383	24,352	285,629	101,085	2.29
Per Capita	2,057	528	241	2,826		
Etobicoke	703,023	409,777	192,365	1,305,165	302,973	2.70
Per Capita	2,320	1,352	635	4,307		
North York	1,274,520	597,768	281,269	2,153,557	556,297	2.79
Per Capita	2,291	1,074	506	3,871		
Scarborough	899,443	373,436	174,185	1,447,064	484,676	3.00
Per Capita	1,856	770	359	2,985		
All Six	4,859,184	2,921,971	1,345,341	9,126,496	2,192,721	2.59
Per Capita	2,216	1,332	614	4,162		

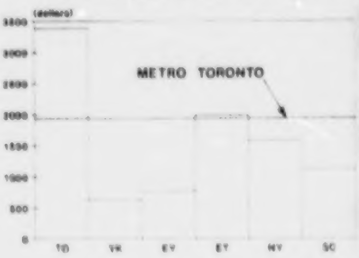
ASSESSMENTS PER CAPITA, RESIDENTIAL, COMMERCIAL, INDUSTRIAL AND BUSINESS COMBINED METROPOLITAN TORONTO AREA MUNICIPALITIES, 1990

Area Municipality	Residential $	Commercial, Industrial, Business $	Total $
Toronto	2,511	3,388	5,899
York	1,748	637	2,385
East York	2,057	769	2,826
Etobicoke	2,320	1,987	4,307
North York	2,291	1,580	3,871
Scarborough	1,856	1,130	2,986
Metropolitan Toronto	2,216	1,946	4,162

RESIDENTIAL



COMMERCIAL, INDUSTRIAL, BUSINESS



STATEMENT OF ASSESSMENT FOR METROPOLITAN LEVY BY AREA MUNICIPALITIES, 1990

(Amounts of Assessment in Thousands of Dollars)

ASSESSMENTS BY TYPE	TORONTO	YORK	EAST YORK	ETOBICOKE	NORTH YORK	SCARBOROUGH	SIX MUNICIPALITIES
(2)Weighted Residential	1,345,702	205,483	177,880	608,210	1,111,408	796,456	4,245,139
Commercial Industrial Business	2,310,245	95,236	84,823	652,326	969,072	609,275	4,720,977
(2)WEIGHTED TOTAL	3,655,947	300,719	262,703	1,260,536	2,080,480	1,405,731	8,966,116

(1) 1989 Assessment Totals for 1990 Taxation.

(2) Commencing 1984, Residential Assessment is weighted at 85% of Commercial Assessment.

Footnote: The Assessment for the Metropolitan Levy is determined by the Metropolitan Toronto Treasurer and incorporates Payments-in-Lieu of Taxes and Special Ontario Grants to some Area Municipalities. The Taxable Assessments are those used by Area Municipalities in their Tax Levies and Collections.

Source: Metropolitan Toronto Treasury Department

PROJECTIONS

8. PROJECTIONS

The Projections of population, employed labour force and employment that comprise this section give some indication of the changes that can be expected in the Metropolitan Toronto area in the next twenty years.

The tables and figures provided on Pages 8.1 to 8.9 highlight some of the projections produced by the Metropolitan Toronto Planning Department based on some general trends but mostly on the adoption of Scenario "E" which projects a minimum target population of 2.5 million for Metropolitan Toronto by the year 2011. This scenario represents a strong reversal of the past fifteen year trend. It also reflects for Metropolitan Toronto the constant fertility rate option and an annual average net migrant rate of 9,000.

The population distribution is changing significantly within the Six Regions. In 1961, 65.8% of the total population of the Six Regions resided in Metropolitan Toronto but by 1986 the percentage decreased to 52.8%. This trend is expected to continue. It is estimated that by 2011, Metropolitan Toronto will have only 43.9% of the Six Region's population.

The preferred scenario (Case E) expects the Six Regions, as a whole, to grow from 4.2 million in 1986 to 5.8 million by the year 2011. The areas of greatest growth will be Peel Region from 592,000 in 1986 to over one million by 2011 and York Region from 351,000 in 1986 to 743,000 in 2011. The Regions of Durham and Halton also show significant growths in the projection period. Metropolitan Toronto's population, on the other hand, is projected to be more than 2.5 million by 2011, an increase of approximately 300,000 or 15% from 1986.

Projection population distribution by age group continues the current trend. The pre-school (0-4) and school age (5-19) population in Metropolitan Toronto generally shows a decline in the coming years, with the four Outer Regions still showing large growths in these age groups because of the large population increase. Within Metropolitan Toronto, the senior age groups show large growth as expected. Likewise, the four Outer Regions start to show large numbers of seniors especially after 2001.

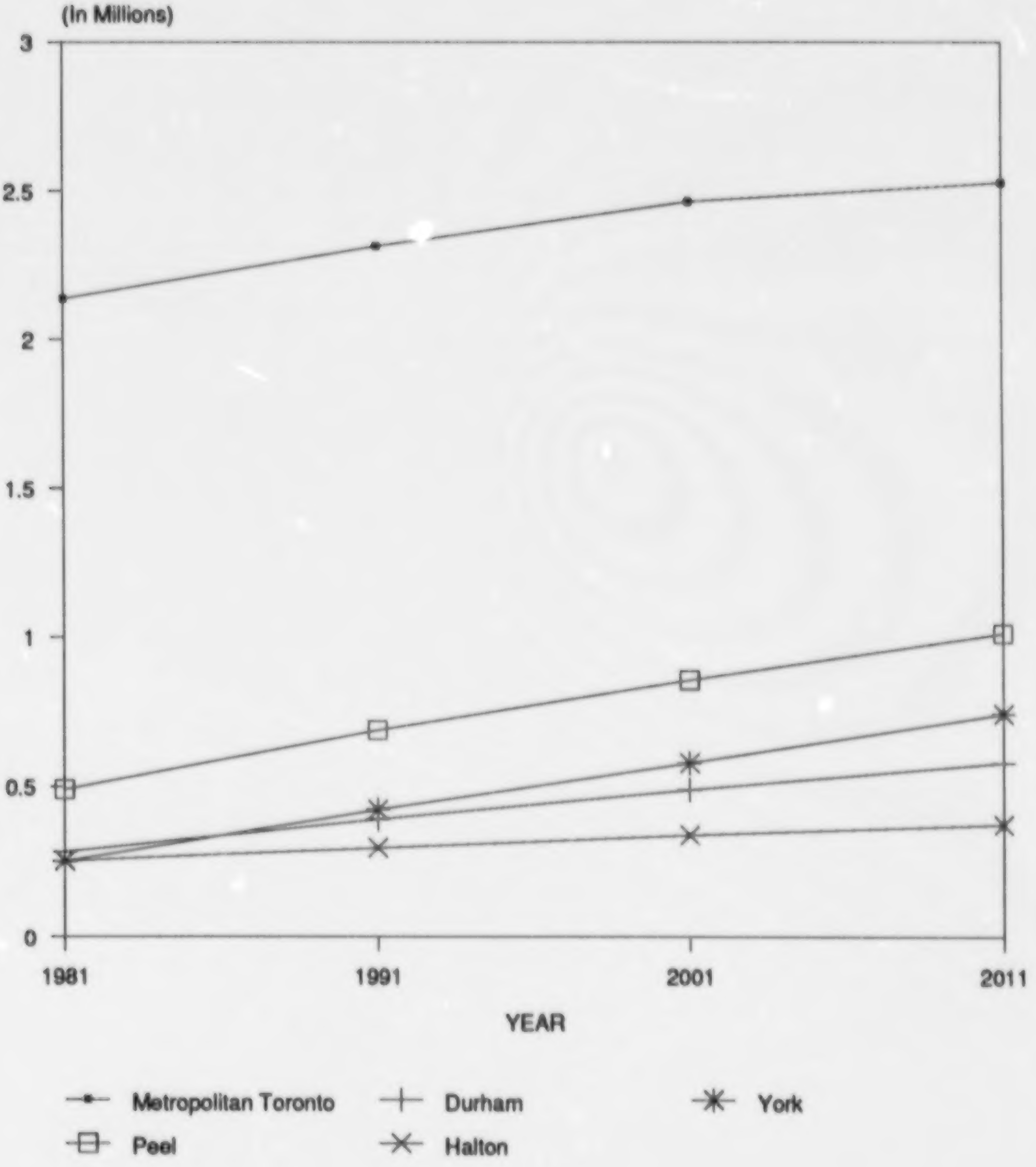
Within Metropolitan Toronto, both the population in the labour force age groups (20-59) and Employed Labour Force (E.L.F.) show average decennial increase of 48,000 and 68,000 from 1991 to 2011, respectively. Similarly, growth in Employment is expected from 1.3 million jobs in 1986 to 1.7 million jobs in 2011. The strength of Metropolitan Toronto will be in its commercial and service sector assessment growth, paralleled with the growth of employment. The Four Outer Regions are showing large growth in all three areas with the Population in the Four Outer Regions about to surpass Metropolitan Toronto in 2006. In 2011, the Four Outer Regions will have exceeded Metropolitan Toronto by about 185,000. The E.L.F. in the Four Outer Regions will also grow from 830,000 in 1986 to 1.5 million in 2011. During the same period, Employment will grow from 729,000 to 1.3 million.

POPULATION OF SIX REGIONS, BY REGION, 1961 – 1986, PROJECTED TO 2011 (PREFERRED SCENARIO CASE E)

	HISTORICAL DATA				PROJECTED DATA		
	1961	1971	1981	1986	1991	2001	2011
METROPOLITAN TORONTO							
Population	1,620,861	2,089,729	2,137,395	2,192,721	2,314,000	2,464,000	2,527,000
Growth to		468,868	47,666	55,326	121,279	150,000	63,000
% Growth to		28.9	2.3	2.6	5.5	6.5	2.6
% of Six Regions	65.8	62.9	55.8	52.8	50.7	47.2	43.9
DURHAM							
Population	152,068	214,736	283,639	326,179	392,000	490,000	580,000
Growth to		62,668	68,903	42,540	65,821	98,000	90,000
% Growth to		41.2	32.1	15.0	20.2	25.0	18.4
% of Six Regions	6.2	6.5	7.4	7.9	8.6	9.4	10.1
YORK							
Population	114,321	166,060	252,053	350,607	424,000	579,000	743,000
Growth to		51,739	85,993	98,554	73,393	155,000	164,000
% Growth to		45.3	51.8	39.1	20.9	36.6	28.3
% of Six Regions	4.6	5.0	6.6	8.4	9.3	11.1	12.9
PEEL							
Population	111,575	259,874	490,731	592,169	689,000	856,000	1,013,000
Growth to		148,299	230,857	101,438	96,831	167,000	157,000
% Growth to		132.9	88.8	20.7	16.4	24.2	18.3
% of Six Regions	4.5	7.8	12.8	14.2	15.1	16.4	17.6
HALTON							
Population	106,967	189,851	253,883	271,389	296,000	339,000	375,000
Growth to		82,884	64,032	17,506	24,611	43,000	36,000
% Growth to		77.5	33.7	6.9	9.1	14.5	10.6
% of Six Regions	4.3	5.7	6.6	6.5	6.5	6.5	6.5
METROPOLITAN REGION							
Population	2,105,792	2,920,250	3,417,701	3,733,065	4,115,000	4,728,000	5,238,000
Growth to		814,458	497,451	315,364	381,935	613,000	510,000
% Growth to		38.7	17.0	9.2	10.2	14.9	10.8
% of Six Regions	85.4	87.9	89.3	89.8	90.1	90.6	91.0
HAMILTON–WENTWORTH							
Population	358,837	401,883	411,384	423,430	450,000	488,000	516,000
Growth to		43,046	9,501	12,046	26,570	38,000	28,000
% Growth to		12.0	2.4	2.9	6.3	8.4	5.7
% of Six Regions	14.6	12.1	10.8	10.2	9.9	9.4	9.0
SIX REGIONS							
Population	**2,464,629**	**3,322,133**	**3,829,085**	**4,156,495**	**4,565,000**	**5,216,000**	**5,754,000**
Growth to		**857,504**	**506,952**	**327,410**	**408,505**	**651,000**	**538,000**
% Growth to		**34.8**	**15.3**	**8.6**	**9.8**	**14.3**	**10.3**
% of Six Regions	**100.0**	**100.0**	**100.0**	**100.0**	**100.0**	**100.0**	**100.0**

Source: Census of Canada
M.T.P.D. Demographic Projections

POPULATION OF METROPOLITAN TORONTO AND FOUR OUTER REGIONS, DEMOGRAPHIC PROJECTIONS TO 2011 (PREFERRED SCENARIO CASE E)



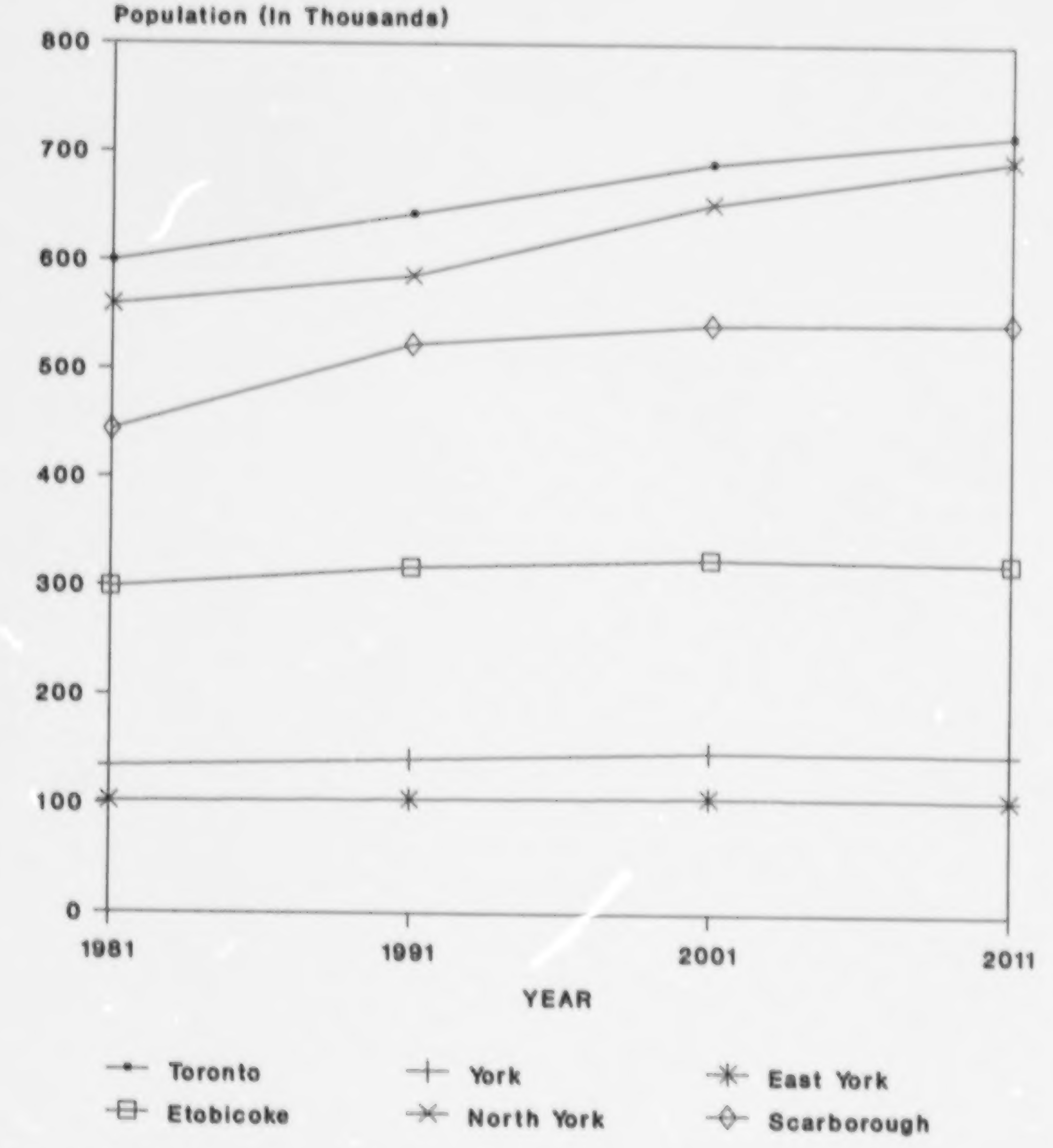
Source: M.T.P.D. Demographic Projections

POPULATION OF METROPOLITAN TORONTO AND AREA MUNICIPALITIES, 1961 - 1986
PROJECTED TO 2011 (PREFERRED SCENARIO CASE E)

	HISTORICAL DATA				PROJECTED DATA		
	1961	1971	1981	1986	1991	2001	2011
TORONTO							
Population	702,524	712,786	599,217	612,289	643,000	690,000	716,000
Growth to		10,262	(113,569)	13,072	30,711	47,000	26,000
% Growth to		1.5	-15.9	2.2	5.0	7.3	3.8
% Metro Toronto	43.3	34.1	28.0	27.9	27.8	28.0	28.3
YORK							
Population	139,360	147,301	134,617	135,401	141,000	148,000	147,000
Growth to		7,941	(12,684)	784	5,599	7,000	(1,000)
% Growth to		5.7	-8.6	0.6	4.1	5.0	-0.7
% Metro Toronto	8.6	7.1	6.3	6.2	6.1	6.0	5.8
EAST YORK							
Population	90,988	104,784	101,974	101,085	104,000	106,000	105,000
Growth to		13,796	(2,810)	(889)	2,915	2,000	(1,000)
% Growth to		15.2	-2.7	-0.9	2.9	1.9	-0.9
% Metro Toronto	5.6	5.0	4.8	4.6	4.5	4.3	4.2
ETOBICOKE							
Population	196,670	282,686	298,713	302,973	317,000	325,000	322,000
Growth to		86,016	16,027	4,260	14,027	8,000	(3,000)
% Growth to		42.3	5.7	1.4	4.6	2.5	-0.9
% Metro Toronto	12.3	13.5	14.0	13.8	13.7	13.2	12.8
NORTH YORK							
Population	269,959	504,150	559,521	556,297	586,000	653,000	693,000
Growth to		234,191	55,371	(3,224)	29,703	67,000	40,000
% Growth to		86.8	11.0	-0.6	5.3	11.4	6.1
% Metro Toronto	16.7	24.1	26.2	25.4	25.3	26.5	27.4
SCARBOROUGH							
Population	219,360	338,022	443,353	484,676	523,000	542,000	544,000
Growth to		118,662	105,331	41,323	38,324	19,000	2,000
% Growth to		54.1	31.2	9.3	7.9	3.6	0.4
% Metro Toronto	13.5	16.2	20.7	22.1	22.6	22.0	21.5
METROPOLITAN TORONTO							
Population	**1,620,861**	**2,089,729**	**2,137,395**	**2,192,721**	**2,314,000**	**2,464,000**	**2,527,000**
Growth to		**468,868**	**47,666**	**55,326**	**121,279**	**150,000**	**63,000**
% Growth to		**28.9**	**2.3**	**2.6**	**5.5**	**6.5**	**2.6**
% Metro Toronto	**100.0**	**100.0**	**100.0**	**100.0**	**100.0**	**100.0**	**100.0**

Source: Census of Canada
M.T.P.D. Demographic Projections

POPULATION OF METROPOLITAN TORONTO AREA MUNICIPALITIES, DEMOGRAPHIC PROJECTIONS TO 2011 (PREFERRED SCENARIO CASE E)



Source: M.T.P.D. Demographic Projections

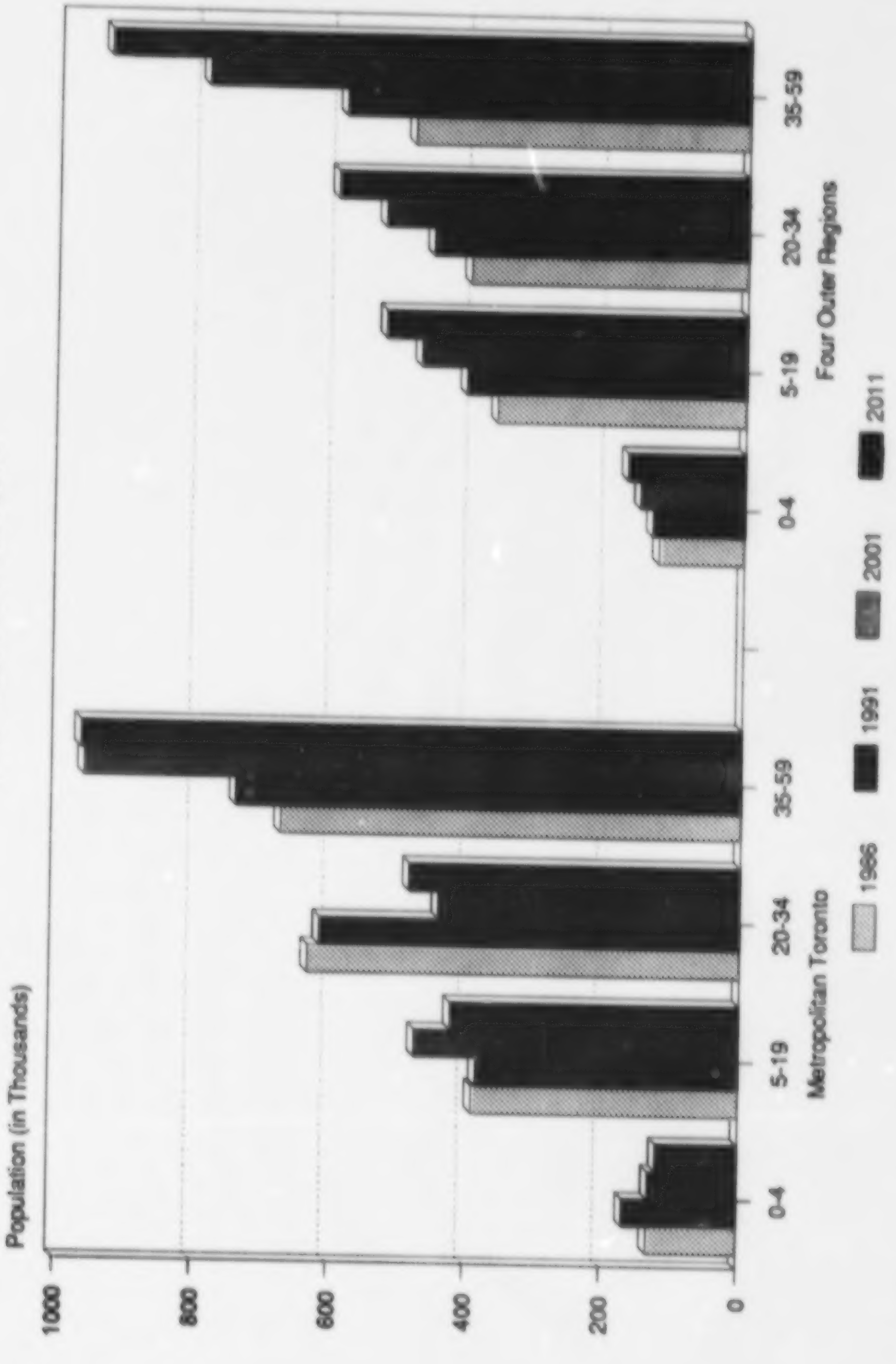
METROPOLITAN TORONTO PLANNING DEPARTMENT
RESEARCH DIVISION JULY 1990

POPULATION BY FIVE YEAR AGE GROUPS, METROPOLITAN REGION, FOUR OUTER REGIONS AND METROPOLITAN TORONTO, 1981-1986, PROJECTED TO 2011 (PREFERRED SCENARIO CASE E)

Area	Year	0-4	5-9	10-14	15-19	20-24	25-29	30-34	35-39	40-44	45-49	50-54	55-59	60-64	65-69	70-74	75+	Total
METROPOLITAN REGION	1981	227,010	232,355	257,270	304,480	322,236	306,180	307,875	246,575	209,105	196,505	193,370	176,320	128,615	108,010	81,880	110,940	3,417,701
	1986	256,085	235,880	242,825	274,045	349,285	361,080	326,775	317,310	250,880	210,300	197,040	187,805	167,380	120,085	96,340	140,800	3,733,065
	1991	300,000	273,000	256,000	265,000	360,000	384,000	388,000	342,000	306,000	236,000	211,000	196,000	182,000	158,000	107,000	108,000	4,115,000
	1996	297,000	315,000	288,000	274,000	288,000	333,000	407,000	401,000	349,000	328,000	255,000	209,000	190,000	171,000	141,000	182,000	4,440,000
	2001	282,000	311,000	331,000	308,000	298,000	319,000	385,000	419,000	407,000	331,000	327,000	231,000	203,000	178,000	153,000	235,000	4,728,000
	2006	277,000	286,000	328,000	330,000	332,000	328,000	341,000	367,000	425,000	409,000	349,000	321,000	243,000	180,000	158,000	274,000	4,980,000
	2011	289,000	282,000	313,000	346,000	374,000	361,000	330,000	354,000	374,000	427,000	408,000	343,000	309,000	228,000	171,000	301,000	5,230,000
FOUR OUTER REGIONS	1981	100,605	107,205	113,075	121,965	108,804	108,155	123,380	105,265	83,530	72,580	64,250	53,145	37,380	29,405	21,210	30,080	1,280,306
	1986	124,085	118,615	120,995	120,705	129,770	130,509	138,725	144,045	115,015	89,195	75,365	65,290	53,245	37,230	28,265	38,680	1,540,344
	1991	124,000	128,000	124,000	128,000	146,000	156,000	157,000	131,000	151,000	120,000	91,000	77,000	65,000	53,000	35,000	55,000	1,801,000
	1996	144,000	145,000	150,000	147,000	156,000	169,000	175,000	168,000	157,000	154,000	121,000	92,000	77,000	63,000	46,000	67,000	2,034,000
	2001	152,000	154,000	157,000	165,000	166,000	179,000	186,000	184,000	173,000	160,000	155,000	121,000	91,000	74,000	56,000	86,000	2,264,000
	2006	161,000	162,000	167,000	172,000	183,000	180,000	196,000	195,000	190,000	177,000	160,000	154,000	110,000	87,000	67,000	110,000	2,460,000
	2011	171,000	172,000	178,000	181,000	190,000	205,000	206,000	256,000	201,000	180,000	177,000	138,000	130,000	113,000	80,000	131,000	2,711,000
METROPOLITAN TORONTO	1981	126,255	124,860	144,195	182,475	213,400	198,025	184,585	141,310	125,505	125,945	129,170	123,210	92,035	78,605	60,630	86,080	2,137,395
	1986	130,960	117,275	121,830	150,340	219,435	224,571	188,080	173,265	135,375	121,105	121,675	122,515	114,135	82,845	68,075	101,220	2,192,721
	1991	166,000	135,000	122,000	127,000	157,000	228,000	231,000	191,000	175,000	136,000	120,000	119,000	117,000	105,000	72,000	114,000	2,314,000
	1996	153,000	170,000	139,000	127,000	133,000	164,000	232,000	230,000	192,000	174,000	134,000	117,000	113,000	108,000	82,000	125,000	2,406,000
	2001	130,000	157,000	174,000	140,000	132,000	140,000	169,000	235,000	234,000	191,000	172,000	130,000	112,000	104,000	94,000	147,000	2,464,000
	2006	116,000	134,000	161,000	178,000	149,000	130,000	145,000	172,000	235,000	232,000	189,000	167,000	124,000	103,000	92,000	164,000	2,500,000
	2011	118,000	120,000	137,000	165,000	164,000	158,000	144,000	148,000	173,000	234,000	229,000	164,000	159,000	115,000	91,000	170,000	2,527,000

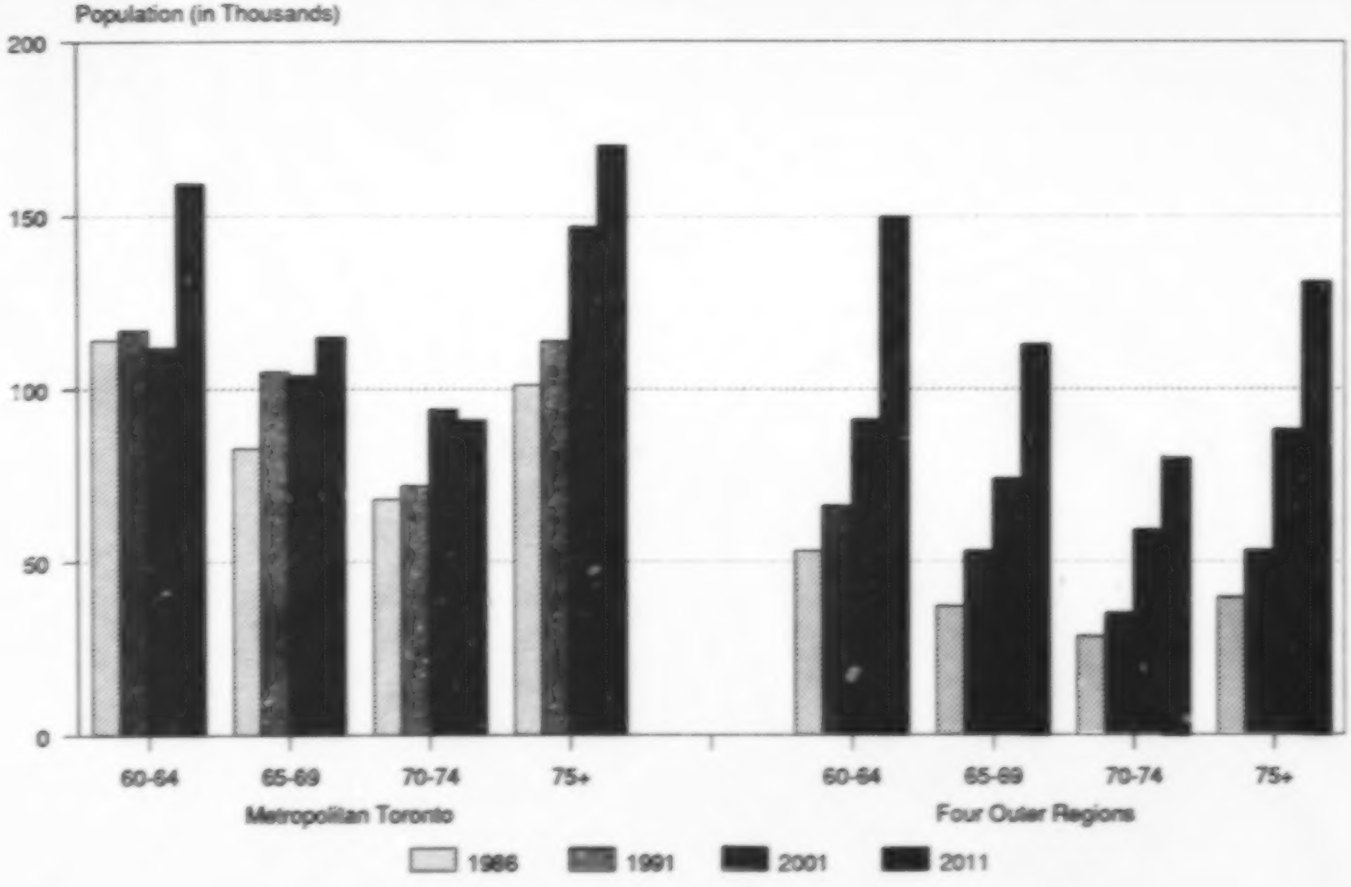
Source: Census of Canada
M.T.P.D. Demographic Projections

POPULATION BY PRE-SCHOOL, SCHOOL AND WORKING AGE GROUPS, METROPOLITAN TORONTO AND FOUR OUTER REGIONS 1986 PROJECTED TO 2011



Source: MTPD Demographic Projections

POPULATION BY SENIOR AGE GROUPS, METROPOLITAN TORONTO AND FOUR OUTER REGIONS 1986, PROJECTED TO 2011



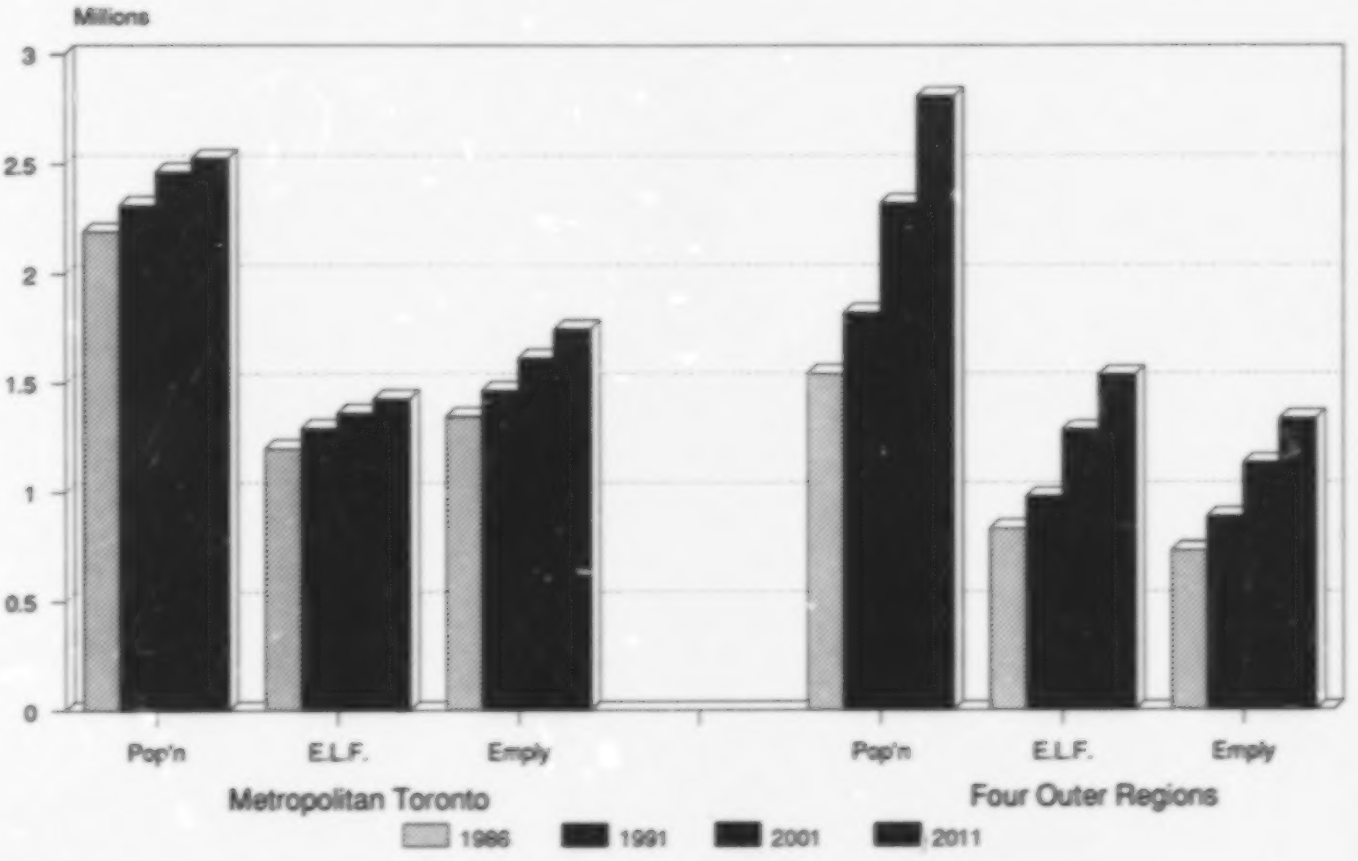
Source: MTPD Demographic Projections

POPULATION, EMPLOYED LABOUR FORCE AND EMPLOYMENT METROPOLITAN TORONTO AND FOUR OUTER REGIONS 1986, PROJECTED TO 2011 (PREFERRED SCENARIO CASE E)

	HISTORICAL DATA			PROJECTED DATA								
	1986			1991			2001			2011		
REGION	POP'N	E.L.F.	EMPLY	POP'N	E.L.F.	EMPLY	POP'N	E.L.F.	EMPLY	POP'N	E.L.F.	EMPLY
METROPOLITAN TORONTO	2,192,721	1,198,850 54.7	1,344,960 112.2	2,314,000	1,291,000 55.8	1,464,000 113.4	2,464,000	1,360,000 55.2	1,612,000 118.5	2,527,000	1,426,000 56.4	1,746,000 122.4
DURHAM	326,179	166,765 51.1	137,165 82.3	392,000	210,000 53.6	169,000 80.5	490,000	271,000 55.3	215,000 79.3	580,000	318,000 54.8	251,000 78.9
YORK	350,607	186,505 53.2	168,938 90.6	444,000	239,000 53.8	227,000 95.0	629,000	348,000 55.3	308,000 88.5	830,000	453,000 54.6	384,000 84.8
PEEL	592,169	330,050 55.7	302,925 91.8	688,000	369,000 53.6	353,000 95.7	856,000	474,000 55.4	445,000 93.9	1,012,000	553,000 54.6	517,000 93.5
HALTON	271,289	146,850 54.1	119,987 81.7	296,000	159,000 53.7	136,000 85.5	347,000	191,000 55.0	163,000 85.3	388,000	212,000 54.6	182,000 85.8
METROPOLITAN REGION	3,733,065	2,029,020 54.4	2,074,008 102.2	4,135,000	2,268,000 54.8	2,349,000 103.6	4,786,000	2,644,000 55.2	2,743,000 103.7	5,337,000	2,962,000 55.5	3,080,000 104.0

Source: Census of Canada
M.T.P.D. Traffic Zone Model

POPULATION, EMPLOYED LABOUR FORCE AND EMPLOYMENT, METROPOLITAN TORONTO & FOUR OUTER REGIONS 1986, PROJECTED TO 2011



Source: Census of Canada
MTPD Traffic Zone Model

DIRECTORY OF ADDITIONAL SOURCES OF INFORMATION

9. DIRECTORY OF ADDITIONAL SOURCES OF INFORMATION

EMERGENCY ASSISTANCE - Police, Fire, Ambulance	911
GENERAL GOVERNMENT DIRECTORY - See Blue Pages at the back of the Bell Telephone Directory	

FEDERAL GOVERNMENT

. Statistics Canada	
- Statistical Information	973-6586
. Canada Mortgage and Housing Corporation	
- Toronto Office	781-2451 Fax - 781-5573
- Ontario Regional Office	495-2000 Fax - 498-8593

PROVINCE OF ONTARIO

. Citizen's Inquiry Bureau (assists location of appropriate provincial office)	965-3535
. Ontario Government Bookstore	326-5320
. Management Board of Cabinet	
- Freedom of Information and Privacy	
- Information Requests	586-2187
. Ministry of Citizenship	965-5280
- Ethnocultural Data	
. Ministry of Culture and Communications	965-0615
- General Inquiries	
. Ministry of Housing	
- Community and Information Services	
- Customer Assistance	224-7635
. Ministry of Municipal Affairs	
- Customer Assistance	585-7041
- Office of the Greater Toronto Area	369-1747
. Ministry of Transportation Ontario	235-4339
- Free Ontario Road Map	
. Ministry of Treasury and Economics	
- Statistics	965-0955
. Ministry of Revenue	
- Assessment Services Division	1-416-433-5686 (Oshawa)

MEMBERS OF THE METROPOLITAN TORONTO COUNCIL

The Council Members' Offices are located at: 390 Bay St., Toronto, Ontario, M1T 2B8. Listed below are their individual suite and telephone numbers.

The Population and Household statistics are based on the 1988 Regional Planning File and Housing Data Base. The Employment statistics are based on the 1989 Employment, Land Use, and Assessment File.

EAST YORK (1)

Councillor	Peter Oyler	Population	96,358
Suite	217	Employment	30,021
Phone No.	392-4031	Households	43,475

BOROUGH OF EAST YORK

Mayor	David Johnson	Population	96,358
Suite	216	Employment	30,021
Phone No.	392-4035	Households	43,475

LAKESHORE-QUEENSWAY (2)

Councillor		Population	73,661
Suite	214	Employment	70,289
Phone No.	392-4041	Households	31,197

KINGSWAY-HUMBER (3)

Councillor	Dennis Flynn	Population	74,230
Suite	209	Employment	13,948
Phone No.	392-4005	Households	29,896

MARKLAND-CENTENNIAL (4)

Councillor	Dick O'Brien	Population	70,946
Suite	309	Employment	23,683
Phone No.	392-4099	Households	27,026

REXDALE-THISTLETOWN (5)

Councillor	Lois Griffin	Population	73,589
Suite	202	Employment	78,841
Phone No.	392-4026	Households	23,418

CITY OF ETOBICOKE

Mayor	Bruce Sinclair	Population	292,426
Suite	210	Employment	186,761
Phone No.	392-4000	Households	111,537

MEMBERS OF COUNCIL (Continued)

NORTH YORK HUMBER (6)

Councillor	Mario Gentile	Population	83,936
Suite	303	Employment	58,031
Phone No.	392-4066	Households	27,469

BLACK CREEK (7)

Councillor	Maria Augimeri	Population	91,487
Suite	203	Employment	16,072
Phone No.	392-4021	Households	30,232

NORTH YORK SPADINA (8)

Councillor	Howard Moscoe	Population	74,755
Suite	201	Employment	83,622
Phone No.	392-4027	Households	26,545

NORTH YORK CENTRE SOUTH (9)

Councillor	Bev Salmon	Population	62,001
Suite	206	Employment	23,995
Phone No.	392-4012	Households	23,573

NORTH YORK CENTRE (10)

Councillor	Norman Gardner	Population	62,557
Suite	204	Employment	35,866
Phone No.	392-4020	Households	24,967

DON PARKWAY (11)

Councillor	Marie Labatte	Population	84,351
Suite	305	Employment	57,462
Phone No.	392-4061	Households	34,458

SENECA HEIGHTS (12)

Councillor	Joan King	Population	85,444
Suite	215	Employment	41,125
Phone No.	392-4038	Households	29,587

CITY OF NORTH YORK

Mayor	Mel Lastman	Population	544,531
Suite	304	Employment	316,173
Phone No.	392-4075	Households	198,831

MEMBERS OF COUNCIL (Continued)

SCARBOROUGH BLUFFS (13)

Councillor	Brian Ashton	Population	83,943
Suite	308	Employment	32,368
Phone No.	392-4052	Households	33,017

SCARBOROUGH WEXFORD (14)

Councillor	Maureen Prinsloo	Population	59,305
Suite	212	Employment	28,914
Phone No.	392-4047	Households	22,604

SCARBOROUGH CITY CENTRE (15)

Councillor	Brian Harrison	Population	89,693
Suite	205	Employment	52,366
Phone No.	392-4017	Households	31,953

SCARBOROUGH HIGHLAND CREEK (16)

Councillor	Ken Morrish	Population	87,515
Suite	307	Employment	15,600
Phone No.	392-4055	Households	29,526

SCARBOROUGH AGINCOURT (17)

Councillor	Scott Cavalier	Population	69,775
Suite	211	Employment	22,196
Phone No.	392-4050	Households	23,413

SCARBOROUGH MALVERN (18)

Councillor	Bob Sanders	Population	79,794
Suite	316	Employment	41,429
Phone No.	392-4076	Households	24,579

CITY OF SCARBOROUGH

Mayor	Joyce Trimmer	Population	470,025
Suite	208	Employment	192,873
Phone No.	392-4007	Households	165,092

MEMBERS OF COUNCIL (Continued)

HIGH PARK (19)

Councillor	Derwyn Shea	Population	80,981
Suite	301	Employment	19,298
Phone No.	392-4072	Households	36,933

TRINITY-NIAGARA (20)

Councillor	Joe Pantalone	Population	64,653
Suite	207	Employment	30,088
Phone No.	392-4011	Households	22,319

DAVENPORT (21)

Councillor	Richard Gilbert	Population	76,838
Suite	302	Employment	24,414
Phone No.	392-4067	Households	26,877

NORTH TORONTO (22)

Councillor	Anne Johnston	Population	78,109
Suite	312	Employment	42,757
Phone No.	392-4090	Households	40,778

MIDTOWN (23)

Councillor	Ila Bossons	Population	74,021
Suite	310	Employment	73,255
Phone No.	392-4096	Households	36,440

DOWNTOWN (24)

Councillor	Dale Martin	Population	65,372
Suite	213	Employment	347,789
Phone No.	392-4044	Households	34,331

DON RIVER (25)

Councillor	Roger Hollander	Population	78,581
Suite	306	Employment	39,148
Phone No.	392-4060	Households	34,371

EAST TORONTO (26)

Councillor	Paul Christie	Population	75,438
Suite	314	Employment	20,074
Phone No.	392-4082	Households	31,211

CITY OF TORONTO

Mayor	Art Eggleton	Population	593,993
Suite	315	Employment	596,823
Phone No.	392-4081	Households	263,260

MEMBERS OF COUNCIL (Continued)

YORK-HUMBER (27)

Chairman	Alan Tonks	Population	70,827
Suite	Chairman's Office, 4th Floor	Employment	23,731
Phone No.	392-4628	Households	28,438

YORK-EGLINTON (28)

Councillor	Mike Colle	Population	60,110
Suite	313	Employment	10,426
Phone No.	392-4087	Households	25,019

CITY OF YORK

Mayor	Fergy Brown	Population	130,937
Suite	311	Employment	34,157
Phone No.	392-4093	Households	53,457

REGIONAL ASSESSMENT OFFICES

CITY OF TORONTO

Regional Assessment Commissioner
S. C. Stephen
90 Eglinton Ave. E.
Toronto, Ontario
M4H 1A8
Telephone: 486-6300

CITY OF SCARBOROUGH AND BOROUGH OF EAST YORK

Regional Assessment Commissioner
D. Pocock
7 Overlea Blvd.
Toronto, Ontario
M4H 1A8
Telephone: 423-1240

CITY OF NORTH YORK

Regional Assessment Commissioner
C. Isenburg
55 Doncaster Ave.
Thornhill, Ontario
L3T 1L7
Telephone: 889-9503

CITY OF ETOBICOKE AND CITY OF YORK

Regional Assessment Commissioner
D. Webb
4 Eva Rd.
Etobicoke, Ontario
M9C 2A8
Telephone: 621-9400

METROPOLITAN TORONTO		PHONE NO.	FAX NO.
Chairman's Office		392-8001	392-3799
Economic Development Division		392-3375	392-3799
Switchboard		392-8000	
Departments:	Ambulance Services	392-2000	392-2008
	Audit	392-8030	392-3754
	Chief Administrative Officer	392-8673	392-3751
	- Metro Hall	340-0110	340-9443
	Clerk	392-8016	392-2980
	Community Services	392-8303	392-3836
	Legal	392-8047	392-3848
	Licensing Commission	392-3000	392-3102
	Management Services	392-2912	392-3966
	Parks and Property	392-8186	392-3355
	Personnel	392-9195	392-3920
	Planning Department	392-8101	392-3821
	- Research	392-8786	392-3821
	Police	324-2222	324-6026
	Transportation	392-8305	392-4426
	Treasury	392-8077	392-3649
	Works	392-8211	392-3817

TELEPHONE DEVICES FOR THE DEAF

Bell Relay Services (Voice)	1-800-267-6600
Bell Relay Services (TDD)	1-800-267-6511
Metropolitan Clerk's Department	392-8069
Metropolitan Personnel Department	392-5029
Police (Emergency)	9-1-1
Fire (Emergency)	9-1-1
Ambulance (Emergency)	9-1-1
Police (Non-Emergency)	922-1333

AREA MUNICIPALITIES

CITY OF TORONTO	PHONE	FAX
Mayor's Office	392-7001	392-0026
Clerk	392-7020	392-6990
Planning	392-7182	392-0797
-Research	392-7185	392-0797
Switchboard	392-9111	

CITY OF YORK	PHONE	FAX
Mayor's Office	394-2400	394-2681
Clerk	394-2507	394-2681
Planning	394-2607	394-2782
Switchboard	394-2700	

BOROUGH OF EAST YORK	PHONE	FAX
Mayor's Office	778-2022	466-4170
Clerk	778-2001	466-4170
Planning	778-2042	466-9877
Switchboard	778-2000	

CITY OF ETOBICOKE	PHONE	FAX
Mayor's Office	394-8636	394-8941
Clerk	394-8101	394-8895
Planning	394-8222	394-8893
Switchboard	394-8000	

CITY OF NORTH YORK	PHONE	FAX
Mayor's Office	224-6157	224-5959
Clerk's	224-6073	224-1861
Planning	224-6122	224-1263
Switchboard	224-6411	

CITY OF SCARBOROUGH	PHONE	FAX
Mayor's Office	396-7222	396-4286
Clerk's	396-7279	396-4301
Planning	396-7334	396-4265
Switchboard	396-7111	

REGIONAL MUNICIPALITIES

DURHAM	PHONE	FAX
Planning	1-416-668-7731	1-416-668-4048
*Toronto	686-1651	
Clerk's	1-416-668-7711	
Toronto	686-2401	

YORK	PHONE	FAX
Planning	1-416-895-1231	1-416-895-3485
Toronto	362-2464	
Clerk's	1-416-895-1231	
Toronto	362-2464	

HAMILTON-WENTWORTH	PHONE	FAX
Planning	1-416-546-4201	1-416-546-4364
Toronto	694-5732	
Clerk's	1-416-546-4102	
Toronto	694-5732	

HALTON	PHONE	FAX
Planning	827-2151 Ext. 249	827-3616
Clerk's	Ext. 333	

PEEL	PHONE	FAX
Planning	791-9400 Ext. 348	791-9528
Clerk's	Ext. 320	

*Toronto
These numbers are direct phone lines and do not require long distance dialling.

PUBLIC LIBRARIES

Main Library, 789 Yonge St.	393-7196
Municipal Reference (City Hall) Individual libraries listed under "Public Libraries" in the white pages of Bell Telephone Directory	392-7990

SCHOOLS

Metropolitan Public School Board Individual schools listed under "Boards of Education" by area municipality in the white pages of Bell Telephone Directory	489-3332
Metropolitan Separate School Board Individual Roman Catholic schools listed under "Metropolitan Separate School Board" in the white pages of Bell Telephone Directory	222-8282

TRANSPORTATION

Toronto Transit Commission Route Information Free Route Guide available at subway stops	393-4636
GO Transit Free GO schedules with schematic maps	665-0022

TOURISM

Metropolitan Toronto Convention and Visitors Association	368-9990
Ontario Travel Information	965-4008
Tourism Canada, Ottawa	1-613-996-5651

OTHER

Community Information Centre of Metropolitan Toronto (C.I.C.) produces biennially a booklet entitled "Community Services in Metropolitan Toronto" - advises callers where assistance is likely	392-0505
Social Planning Council of Metropolitan Toronto	961-9831
Board of Trade of Metropolitan Toronto	366-6811
Catholic Children's Aid Society of Metropolitan Toronto	925-6641
Children's Aid Society of Metropolitan Toronto	924-4646
Toronto Real Estate Board	443-8100
Metropolitan Toronto Zoo	392-5900
Metropolitan Toronto and Region Conservation Authority	661-6600
Exhibition Place	393-6000

DIRECTORIES - INDUSTRIAL AND COMMERCIAL

Bowers Metropolitan Toronto - Cross-Reference Directory	763-5515
Metro Toronto Professional & Service Directory published by Routing Services Limited	293-6664
Metro Toronto Trade Index published by Routing Services Limited	293-6664
Might's Metropolitan Toronto (York County, Ontario) City Directory	751-2751
Toronto Office Leasing Directory published by Royal LePage	862-0611
Metropolitan Toronto Business and Market Guide published by The Board of Trade of Metropolitan Toronto	366-6811

DATA BANKS AND MODELS

The Metropolitan Toronto Planning Department has been creating and developing computer models and data banks to assist in its role of monitoring and guiding development. Summary tabulations, some of which are included in this report, are available or are coming on stream from the data banks and full details are given in their respective manuals. *See below for titles and costs. As well as having summary tabulations available, special requests for tabulations will be considered depending upon cost, data and staff availability, as well as, confidentiality guidelines.

Regional Planning File (R.P.F.) Data Bank - This data bank stores information that is collected by the Assessors of the Ministry of Revenue, Province of Ontario and can be retrieved on planning geographical areas. One of the most important variables is the population data.

Housing Data Base (H.D.B.) - This data base is an offshoot of the Regional Planning Data Bank and is concerned with housing types and their respective population characteristics.

Employment, Land Use and Assessment Data Bank (E.L.A. System) - This data bank is used to generate reports on the characteristics of various land use types. All non-residential properties are contained within and have activity and employment information that has been collected by Metropolitan Toronto Planning Department's surveys. Various employment reports are available from the 1989 data.

Office Data Bank (O.D.B.) - This data bank contains information on office buildings which are 900 square metres or more in Metropolitan Toronto and the Four Outer Regions. It also contains information on proposed office buildings of the same size. - Office Space Characteristics, Metropolitan Region 1988 - $6.00.

Non-Residential Land Use Data Bank (N.R.L.U.D.B.) - This data bank is made up of information on all non-residential properties in Metropolitan Toronto. The type of data available pertains to employment and employers by type, site area, gross floor area, year built, proposed development and project status.

Residential Land Use Data Bank (R.L.U.D.B.) - This data bank is made up of information on all residential properties in Metropolitan Toronto. Some of the information available is: housing by type; population by age groups; social units; gross floor area; site area and year built.

On-Line System - This system has combined information from the various data banks listed above and contains data on population; housing; assessment; employment; and income. It allows information to be retrieved quicker, easier and cheaper.

Atlas of Geographical Identifiers, Metropolitan Toronto, 1989 - This atlas is an integral part of the On-Line System in that it contains maps of the geographical areas, i.e. Basic Planning Units, T.A.R.M.S. Traffic Zones. It is updated annually.

Demographic Projection Model (TR1907) - This model is used to generate population, labour force, households and housing projections annually over the desired projection period and desired geographical area. Demographic Projection Model Manual - $6.00.

Traffic Zone Data Base and Model - This data base and model is made up of the following three components: Housing Structure and Occupancy Characteristics; Population and Labour Force Characteristics by Place of Residence; and Employment Category Characteristics by Place of Work. The information is stored and projected on a traffic zone basis for which there are approximately 1,200 in the Greater Toronto Area (Six Regions). For a detailed description of this system see the manual entitled "Information Systems User Manual and Traffic Zone Data Bank Model", November 1984 - $10.00.

Retail Data Bank - This data bank contains information on retailing in Metropolitan Toronto and the Four Outer Regions. Retailing activity is described under four major headings of Strip Retailing, Shopping Centres, Ancillary Malls and Individual Outlets. It is on computer diskettes in Lotus Format. A report was produced entitled "Retailing in Metropolitan Toronto and Surrounding Regions", July 1987 at a cost of $10.00. Updated report in late 1990.

* Efforts are currently underway to rework the information provided by Research into a Corporate Database. It is expected that the Metro Toronto Information System (MTIS) will have its first version in operation by early 1991. This will allow the information to be more accessible to the user.

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